



CITY OF SUNRISE

AGENDA ITEM REQUEST

ORIGINATING DEPARTMENT: PLANNING AND DEVELOPMENT

ROUTING:

CITY MANAGER:

DATE: 9/16/2009

CITY MANAGER APPROVAL TO BEGIN PROCEDURES.

SIGNATURE: [Signature]

PURCHASING:

DATE: _____

PURCHASING APPROVAL:

SIGNATURE: _____

LEGISLATIVE AIDE:

DATE: 9/16/09 [Signature]

CITY ATTORNEY:

DATE: 9/16/09 [Signature]

ITEM REQUEST:

A RESOLUTION OF THE CITY OF SUNRISE, FLORIDA, APPROVING A SEVENTH AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY, SUNRISE LAND GROUP, INC., AND MINTO ARTESIA, LLC., FOR PROPERTY KNOWN AS "SUNRISE LAND GROUP LAND"; AND PROVIDING FOR AN EFFECTIVE DATE.

FUNDING SOURCE: N/A

AMOUNT: N/A

MANAGEMENT & BUDGET DIRECTOR
SIGNATURE: _____

ATTACHED EXHIBITS:

1. RESOLUTION
2. SEVENTH AMENDMENT TO DEVELOPMENT AGREEMENT
3. PUBLIC NOTICE DISPLAY ADVERTISEMENT PUBLISHED IN THE SUN-SENTINEL ON SEPTEMBER 14, 2009.

SUMMARY EXPLANATION/BACKGROUND INFORMATION/JUSTIFICATION:

SECTION 163-3225(1), FLORIDA STATUTES, REQUIRES THE LOCAL GOVERNMENT TO CONDUCT TWO (2) PUBLIC HEARINGS FOR THIS AMENDMENT, ONE OF WHICH MAY BE BEFORE THE LOCAL PLANNING AGENCY (LPA).

AS DESIGN DEVELOPMENT OF THESE PROJECTS HAVE PROGRESSED, THE DEVELOPERS HAVE REQUESTED AMENDMENTS TO THE EXISTING DEVELOPMENT AGREEMENT. THIS AMENDMENT PROVIDES FOR REVISIONS TO REQUIREMENTS FOR MINIMUM FLOOR AREA, COVERED PARKING, AND NUMBER OF UNITS FOR THE COMBINED ARTESIA AND SUNRISE VILLAGE PROJECTS. THE REVISION INCLUDES AMENDMENTS TO THE MASTER DEVELOPMENT PLAN, ASSOCIATED ELEVATIONS AND EXHIBITS.

SPECIFICALLY, THE AMENDMENTS ARE AS FOLLOWS:

1. PROVIDING A REDUCED MINIMUM SQUARE FOOTAGE OF 28 CLUB HOMES WITHIN ARTESIA FROM 2,400 SQUARE FEET TO 1,970 SQUARE FEET.
2. REVISING THE REFERENCE FROM COVERED PARKING TO GARAGE PARKING FOR THE SUNRISE VILLAGE PROJECT.
3. INCREASING THE TOTAL NUMBER OF UNITS WITHIN CERTAIN BUILDINGS OF THE SUNRISE VILLAGE PROJECT BY A TOTAL OF ONE UNIT. THE OVERALL NUMBER UNITS IDENTIFIED ON THE PLAT FOR THIS PROPERTY REMAIN UNCHANGED.
4. REVISING THE ELEVATIONS AND ASSOCIATED EXHIBITS FOR ARTESIA AND SUNRISE VILLAGE.

THESE PROPOSED CHANGES ARE RELATIVELY MINOR AND STILL SATISFY THE OVERALL INTENTION OF THE DEVELOPMENT AGREEMENT AND STAFF RECOMMENDS APPROVAL OF THESE CHANGES.

DEPARTMENT HEAD RECOMMENDATION:

APPROVAL

PERSON WITH ADDITIONAL INFORMATION:

NAME: REBECCA BRIDGES-HANNA, AICP
PRINCIPAL PLANNER

PHONE: (954) 746-3291

DEPARTMENT HEAD SIGNATURE:


MARK S. LUBELSKI, P.E.
DIRECTOR OF PLANNING & DEVELOPMENT

CITY MANAGER RECOMMENDATIONS:

APPROVED FOR AGENDA PLACEMENT.

SIGNATURE:  (CITY MANAGER)

SUNRISE, FLORIDA

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF SUNRISE, FLORIDA, APPROVING A SEVENTH AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY, SUNRISE LAND GROUP, INC., AND MINTO ARTESIA, LLC; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Sunrise approved a Development Agreement with Sunrise Land Group, Inc., pursuant to the Florida Local Government Development Agreement Act, Sections 163.3220-163.3243, Florida Statutes, on October 28, 2003; and

WHEREAS, the City Commission of the City of Sunrise approved a first amendment to the Agreement on June 22, 2004, under Resolution No. 03-165-04-A; and

WHEREAS, the City Commission of the City of Sunrise approved a second amendment to the Agreement, under Resolution No. 03-165-06-A; and

WHEREAS, the City Commission of the City of Sunrise approved a third amendment to the Agreement, under Resolution No. 03-165-06-B; and

WHEREAS, the City Commission of the City of Sunrise approved a fourth amendment to the Agreement, under Resolution No. 03-165-07-A; and

WHEREAS, the City Commission of the City of Sunrise approved a fifth amendment to the Agreement, under Resolution No. 03-165-08-A; and

WHEREAS, the City Commission of the City of Sunrise approved a sixth amendment to the Agreement, under Resolution No. 03-165-08-B; and

WHEREAS, the Agreement provides for two residential developments to be located on the property, one of which is known as "Artesia" and referred to as the "SLG A Land" in the Agreement and the other development is referred to as "SLG B Land" and has a conceptual design in the Agreement; and

WHEREAS, the parties to the Agreement seek to amend the Developer Agreement requirements for minimum floor area, covered parking, and number of units for the combined projects, and includes amendments to the master development plan, associated elevations and exhibits; and

WHEREAS, the Seventh Amendment to the Agreement is shown on the attached Exhibit "A;" and

WHEREAS, the Seventh Amendment to the Agreement has been duly noticed, and one public hearing has been held in accordance with Section 163.3225, Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SUNRISE, FLORIDA:

Section 1. Adoption of Seventh Amendment to Agreement.

The Seventh Amendment to the Development Agreement between the City, Sunrise Land Group, Inc., and Minto Artesia LLC, attached hereto and made a part of this Resolution as Exhibit "A," is hereby approved.

Section 2. Effective Date. This Resolution shall be effective immediately upon its passage.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2009.

Mayor Roger B. Wishner

Authentication:

Felicia M. Bravo
City Clerk

MOTION: _____
SECOND: _____

ALU: _____
ROSEN: _____
SCUOTTO: _____
SOFIELD: _____
WISHNER: _____

Approved by the City Attorney
as to Form and Legal Sufficiency. _____
Stuart R. Michelson



PLANNING &
DEVELOPMENT

2009 SEP 01 AM 11:00

200 EAST BROWARD BOULEVARD
FORT LAUDERDALE, FLORIDA 33301

POST OFFICE BOX 1900
FORT LAUDERDALE, FLORIDA 33302

(954) 527-2412
FAX: (954) 333-4012
SUSAN.MOTLEY@RUDEN.COM

August 31, 2009

Via Federal Express

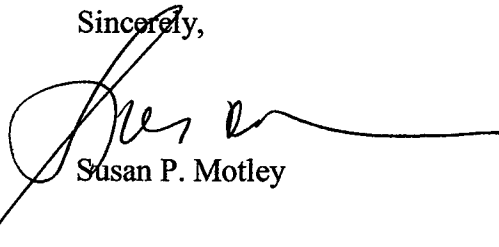
Jo Sesodia, AICP
Assistant Director
Planning & Development Dept.
City of Sunrise
10770 West Oakland Park Blvd.
Sunrise, FL 33351

Re: Seventh Amendment to SLG/Minto Development Agreement

Dear Jo:

Enclosed is the Seventh Amendment described above with appropriate exhibits. It is my understanding that you will let me know when this will go to the City Commission but it will be no later than the first City Commission meeting in October. Thank you for your help with this and let me know if you need anything more to process this.

Sincerely,



Susan P. Motley

SPM:lks
Enclosure

cc: John Carter (w/out exhibits, via email)
Alex Muxo (w/out exhibits, via email)
Craig Unger (w/out exhibits, via email)

RM:6742693:1

RUDEN, McCLOSKEY, SMITH, SCHUSTER & RUSSELL, P.A.

SEVENTH AMENDMENT TO
DEVELOPMENT AGREEMENT

THIS SEVENTH AMENDMENT TO DEVELOPMENT AGREEMENT ("Amendment") is made this ____ day of _____, 2009, by and between the CITY OF SUNRISE, FLORIDA, a Florida municipal corporation ("City") and SUNRISE LAND GROUP, INC., a Florida corporation ("SLG") and MINTO ARTESIA, LLC, a Florida Limited Liability Company, formerly known as Minto Artesia, Inc. ("Minto"), (SLG and Minto collectively referred to as "Developer").

W H E R E A S:

A. City and SLG are the parties to that certain Agreement dated November 5, 2003 (the "Agreement"), with respect to certain real property located in Sunrise, Florida, as more particularly described in the recitals to the Agreement as the "SLG A Land," the "SLG B Land," or (collectively), the "SLG Land."

B. Minto is the legal and equitable owner of the SLG A Land as described on Exhibit "B-1" to the Agreement, and SLG is the legal and equitable owner of the SLG B Land, as described on Exhibit "B-2" to the Agreement.

C. The Development Agreement has been amended by the First, Second, Third, Fourth, Fifth and Sixth Amendments to Development Agreement approved by the Sunrise City Commission on June 22, 2004, August 22, 2006, November 14, 2006, September 11, 2007, March 18, 2008 and November 25, 2008 respectively.

D. The parties desire to amend the Agreement again to provide for certain revisions to the Master Development Plan.

NOW, THEREFORE, in consideration of the execution and delivery of the Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby further agree as follows:

1. The foregoing recitals are true and correct and are incorporated herein in their entirety.

2. This Amendment shall be deemed a part of, but shall take precedence over and supersede any provisions to the contrary contained in the Agreement as previously amended. All initial capitalized terms used in this Amendment shall have the same meaning as set forth in the Agreement unless otherwise provided.

3. Exhibit "E-2", Master Development Plan, is deleted in its entirety and all references to Exhibit "E", "E-1" and "E-2" in the Agreement as amended are hereby revised and replaced with Exhibit "E-3", attached hereto and made a part hereof.

4. Exhibit "F", Design Standards, Article II. "District Regulations", Section 2-4.(f) (1) "Minimum floor area requirements" is amended to state:

(1) The minimum floor area per dwelling unit shall be as follows:

	Square Feet
Single-family unit	N/A
One bedroom multifamily, two-family, townhouse, villa	875*
Two bedroom multifamily, two-family, townhouse, villa	1200*
Each additional bedroom (multi-family, two-family, townhouse, villa)	175*
Clubhomes	2400/1970**

*For Buildings 21A through 21C, identified as tower buildings on Exhibit ~~"E-1"~~ **"E-3"** in SLG A Land only, the minimum size for one bedroom units shall be 825 square feet and 1050 square feet for two bedroom units. For the buildings adjacent to parking garages P and A and Buildings B to I and L to ~~Θ~~ on Exhibit ~~"H-1"~~ (1 of 5) **"H-3"** in SLG B Land only, the minimum size for one bedroom units shall be 710 square feet with a required minimum average size of 725 square feet for the total number of one bedroom units and the minimum size for two bedroom units shall be 1050 square feet. For these same SLG B Land buildings (adjacent to parking garages P and A and Buildings B to I and L to ~~Θ~~ on Exhibit ~~"H-1"~~ **"H-3"**) the following enhancements are required at a minimum:

- (i) nine (9) feet high ceilings;
- (ii) kitchens with:
 - (a.) granite or comparable counter tops;
 - (b.) refrigerators and microwaves with stainless steel or comparable materials; and
 - (c.) upgraded dishwashers and stoves; and
- (iii) bathrooms with cultured marble or comparable counter tops.

Proposed comparable alternatives shall be subject to final approval by the Director of Planning and Development.

If Building Q is built as a sixteen story tower building, as identified on Exhibit ~~"H-1"~~ (1 of 5), **"H-3"** in SLG B Land only, the minimum size for one bedroom units shall be 825 square feet and 1050 square feet for two bedroom units. The minimum number of units proposed for Building Q, as identified on Exhibit ~~"H-1"~~ (1 of 5) **"H-3"** in SLG B Land only, if it is a twelve-story building, is 130; if it is a sixteen-story building, the minimum number of units proposed is 156. The total number of units proposed for the buildings

adjacent to parking garage A and buildings B, C, D, E, F, G, H, I, and L, M, N and O, all as identified on Exhibit "~~H-1~~" (1 of 5) "H-3" in SLG B Land only, is ~~500~~ 501. Minimum size for all additional bedrooms beyond two bedrooms in SLG B Land shall be 100 square feet.

**A maximum of 28 clubhome units on SLG A Land may be constructed with the minimum of 1970 square feet as set forth above. All other clubhome units constructed on SLG A Land shall have the minimum square footage of 2400 square feet.

5. Exhibit "F", Design Standards, Article V. "Off Street Parking and Loading", Section 5-4, "Amount of off-street parking" is amended as follows:

As to SLG B Land only: The minimum number of parking spaces provided and maintained shall be based upon the number of bedrooms, as follows: one and one-tenth (1.1) spaces per one bedroom unit, two and two-tenths (2.2) spaces per two bedroom units, and three and three-tenths (3.3) spaces per three bedroom unit. These numbers shall include provisions for guest parking. A minimum average of nine-tenths (0.90) ~~covered~~ garage parking spaces must be provided for each residential unit. Up to ten (10) percent of the total number of parking spaces may be reserved for compact cars; these compact spaces shall not be sized smaller than eight feet (8'0") in width by sixteen (16) feet in length.

6. Exhibit "G-3" for the SLG A Land is deleted in its entirety and all references to Exhibits G, G-1, G-2 and G-3 in the Agreement as amended are hereby revised and replaced with Exhibit "G-4", attached hereto and made a part hereof.

7. Exhibit "H-2" for the SLG B Land is deleted in its entirety and all references to Exhibits H, H-1 and H-2 in the Agreement as amended are hereby revised and replaced with Exhibit "H-3", attached hereto and made a part hereof.

8. Exhibit "J-1" for the SLG A Land is deleted in its entirety and all references to Exhibits "J" and "J-1" in the Agreement as amended are hereby revised and replaced with Exhibit "J-2", attached hereto and made a part hereof.

9. Except as specifically modified hereby, all of the provisions of the Agreement, which are not in conflict with the terms of this Amendment, shall remain in full force and effect. The Agreement, as amended, is not and shall not be construed as a development permit, development approval or authorization to commence development, nor shall it relieve SLG or Minto of the obligations to obtain necessary development approvals that are required under applicable law and under and pursuant to the terms of the Agreement.

10. This agreement may be executed in counterpart originals.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the date set forth below their respective signatures.

Signed, sealed and delivered
in the presence of:

Printed Name: _____

Printed Name: _____

Approved as to form and legal
sufficiency:

, City Attorney

CITY:

THE CITY OF SUNRISE, FLORIDA

By: _____

Attest: _____

Signed, sealed and delivered
in the presence of:

Printed Name: _____

Printed Name: _____

SLG A LAND:

MINTO ARTESIA, LLC, a Florida Limited
Liability company

By: _____

Name: _____

Title: _____

Signed, sealed and delivered
in the presence of:

Printed Name: _____

Printed Name: _____

SLG B LAND:

SUNRISE LAND GROUP, INC., a Florida
corporation

By: _____

Name: _____

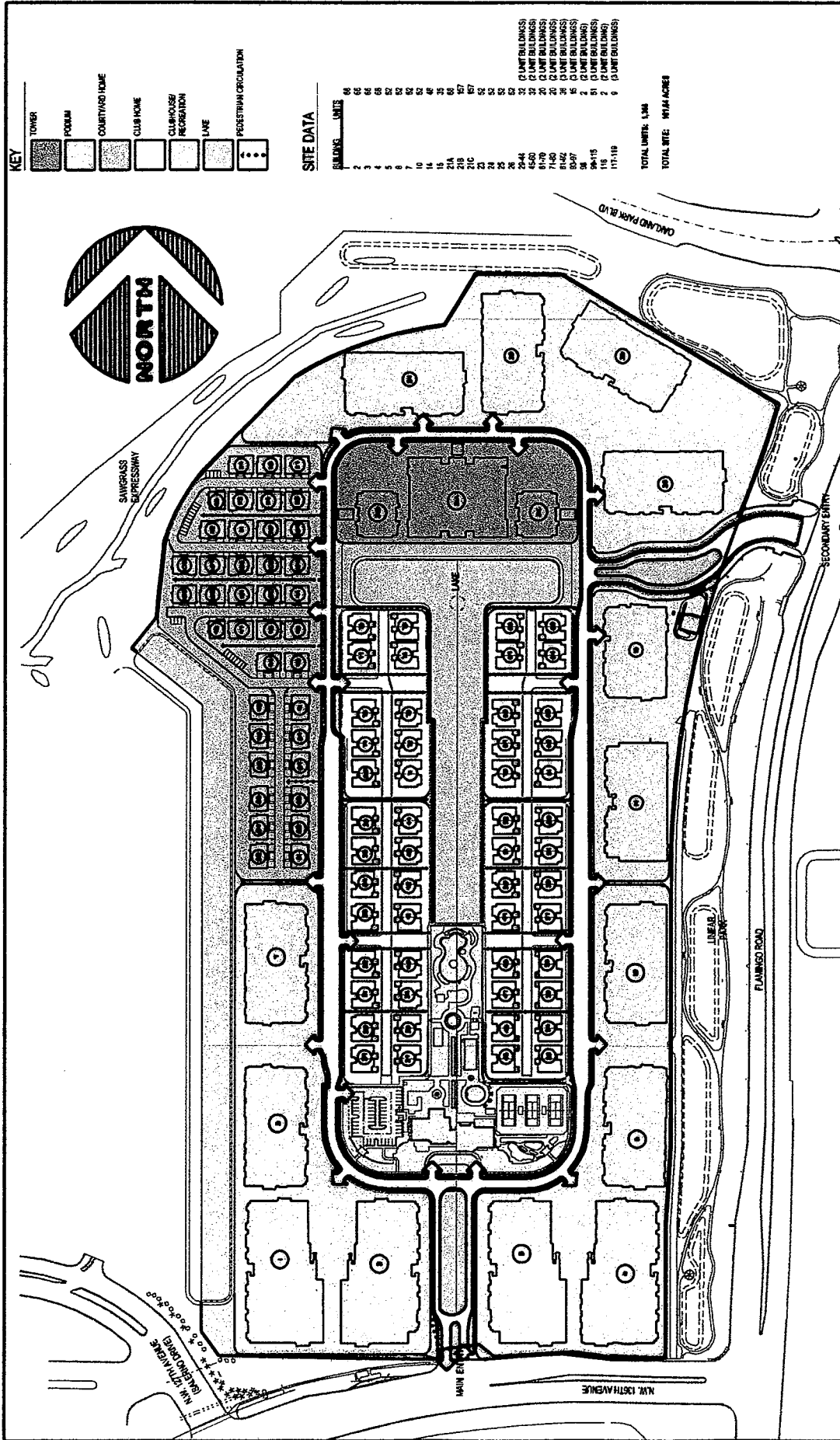
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EXHIBIT E-3

(1 page total)

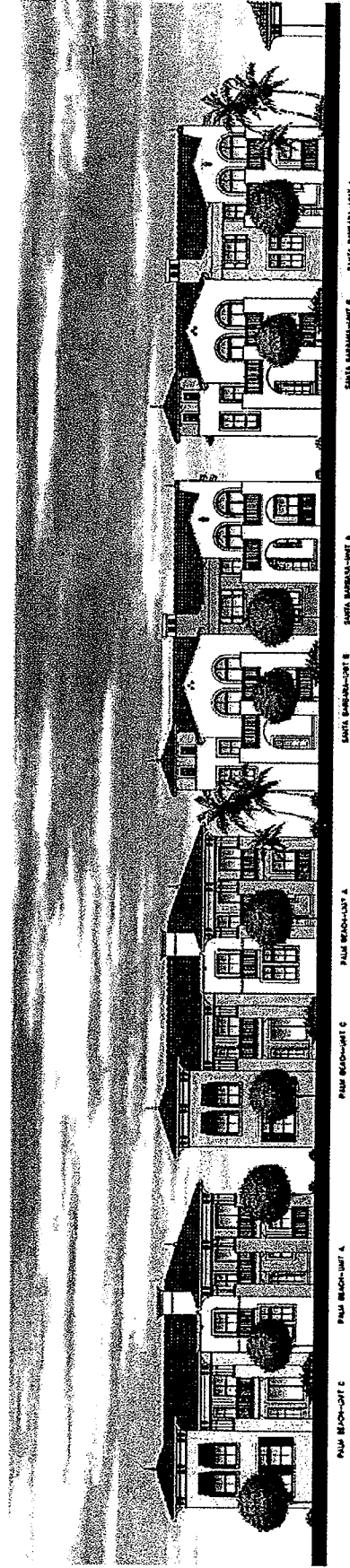
EXHIBIT G-4

(42 pages total)



MASTER DEVELOPMENT PLAN
EXHIBIT 'G-4' (Page 1 of 42)

RESORT VILLAGES OF SUNRISE, P.U.D.
SLG A LAND



Proposed Clubhome street elevation

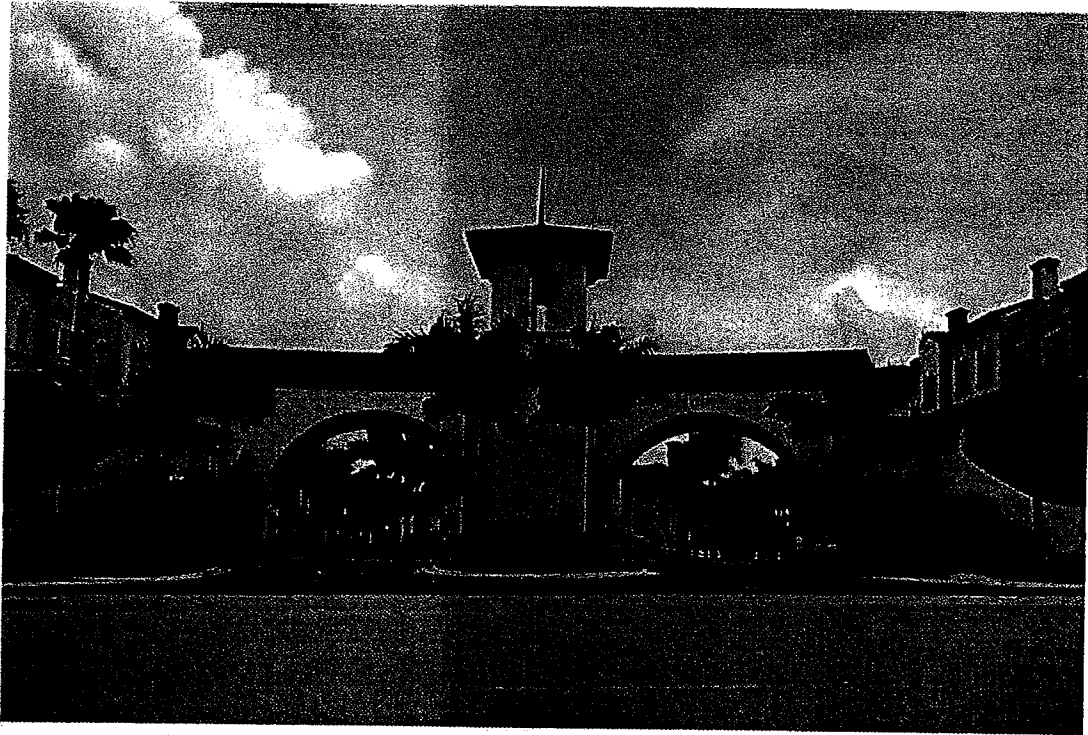


Photo of entry feature

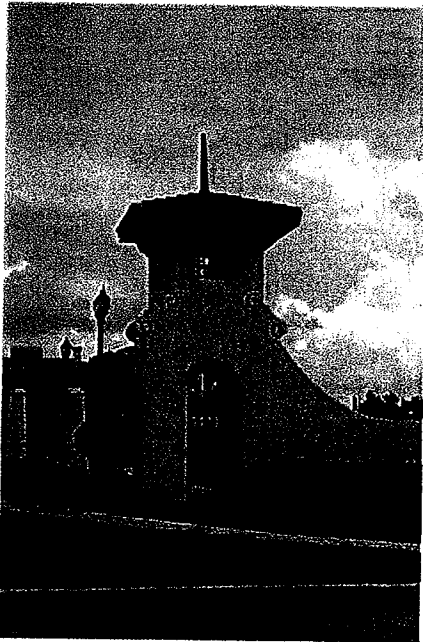


Photo of vertical amenity



Photo of vertical amenity



Photo of entry feature

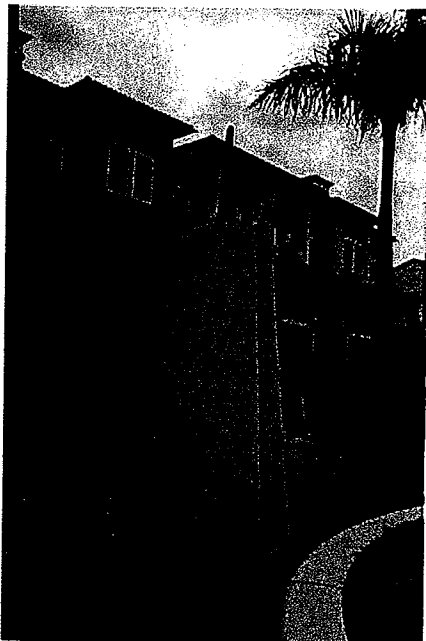


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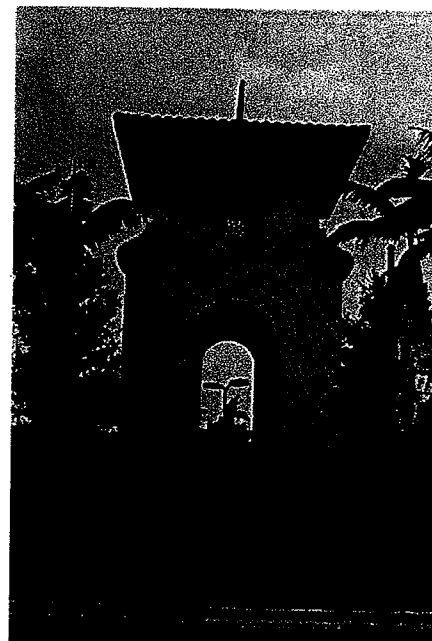


Photo of vertical amenity



Photo of Clubhouse front



Photo of Clubhouse rear

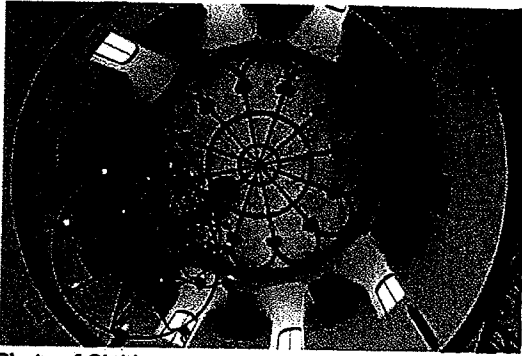


Photo of Clubhouse entry roof



Photo of Clubhouse fountain pool



Photo of Clubhouse pool cabana/bath



Photo of Clubhouse pool deck

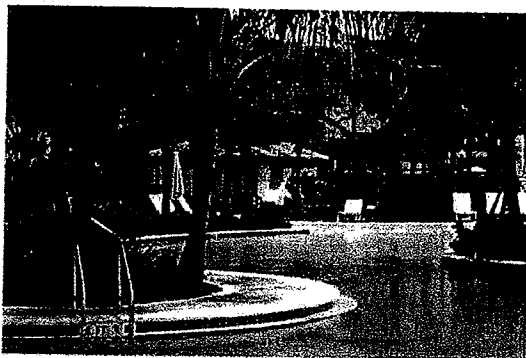


Photo of Clubhouse zero entry resort pool

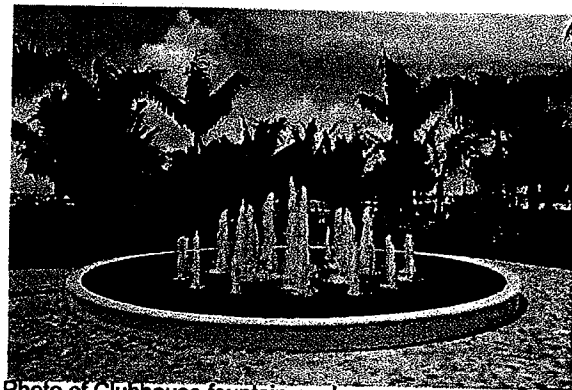


Photo of Clubhouse fountain pool

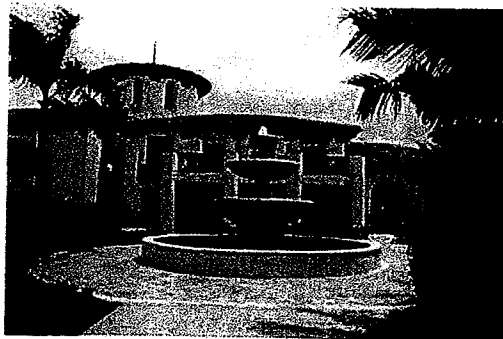


Photo of Clubhouse fountain courtyard



Photo of pedestrian relationship to buildings



Photo of pedestrian relationship to buildings

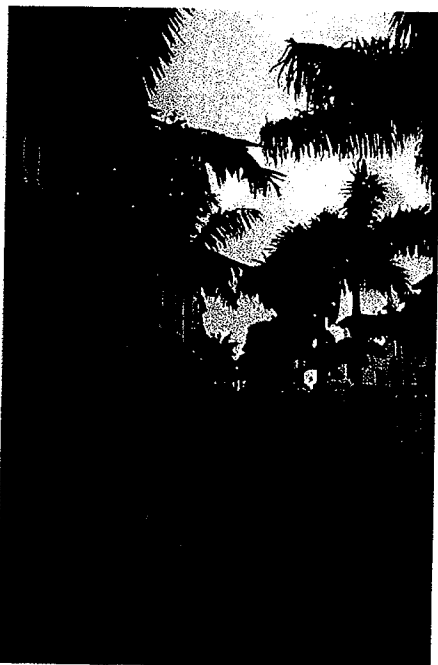


Photo of pedestrian relationship to buildings



Photo of pedestrian relationship to buildings



Photo of pedestrian relationship to buildings



Photo of pedestrian relationship to buildings



Photo of existing building

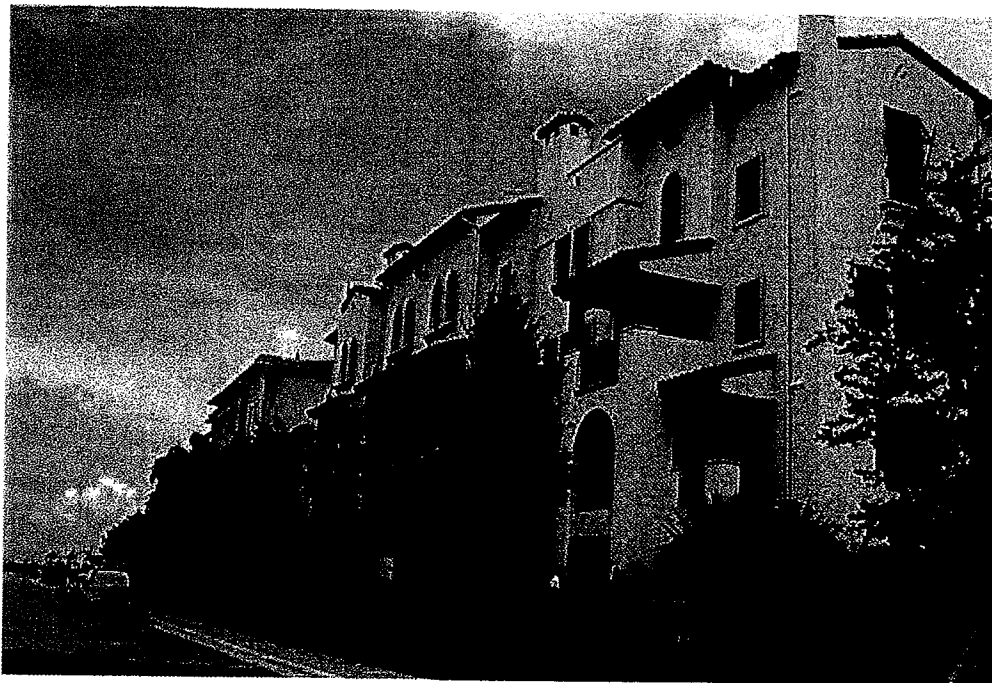


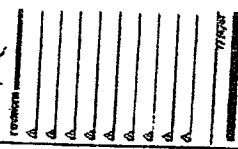
Photo of existing building



Photo of existing building



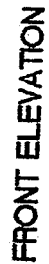
Photo of existing building



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2000	100%

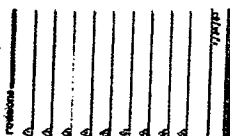
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PALM BEACH-UNIT A



PALM BEACH-UNIT A



dwg. info.

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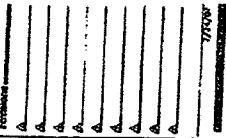
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PALM BEACH-UNIT A



PALM BEACH-UNIT A



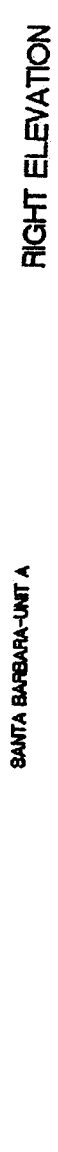
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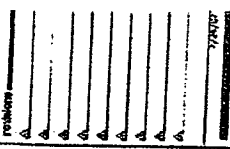
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File # July 24, 2007

sheet
AA7

of 27





dwg. info. comment

DATE July 21, 2007

sheet
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of
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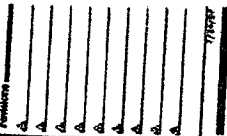


SANTA BARBARA-UNIT A

SANTA BARBARA--UNIT A

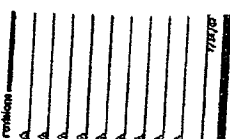


SANTA BARBARA-UNIT A



94-27



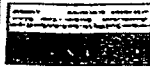


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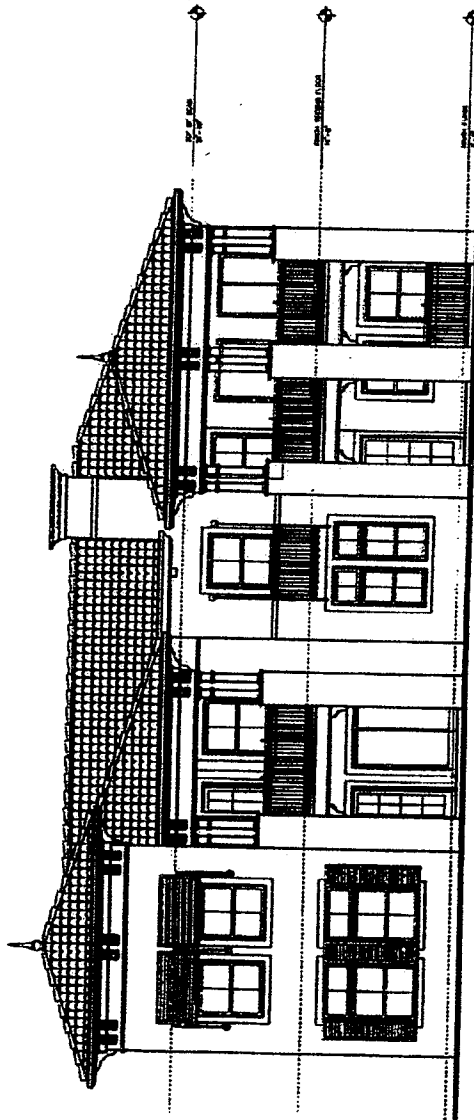
DATE	7/24/2017
BY	
CHECKED	
APPROVED	
REVISIONS	
1	
2	
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5	
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7	
8	
9	
10	



minto communities, llc
11111 BROADWAY, SUITE 200, PALM BEACH, FL 33480
ARTISTA CLUBHOMES
CITY OF SUNRISE, FL
C/A BUILDING - PALM BEACH
REVISIONS

dwg. info.
designed by: JH
drawn by: JH
checked by: JH
date: July 24, 2017

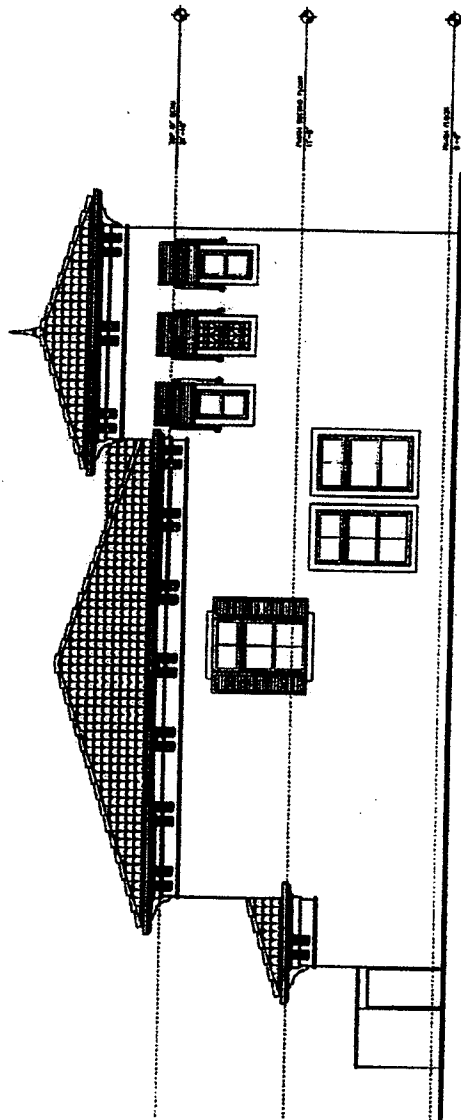
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CAS of 27



FRONT ELEVATION

PALM BEACH-UNIT A

PALM BEACH-UNIT C



LEFT ELEVATION

PALM BEACH-UNIT C



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By: J. J. J.
J. J. J.
J. J. J. July 24, 2007

sheet
CA4 of 27



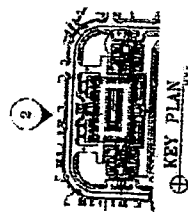
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PALM BEACH-UNIT A

ARTESIA
CITY OF SUNSHINE, BROWARD COUNTY, FLORIDA
ELEVATIONS

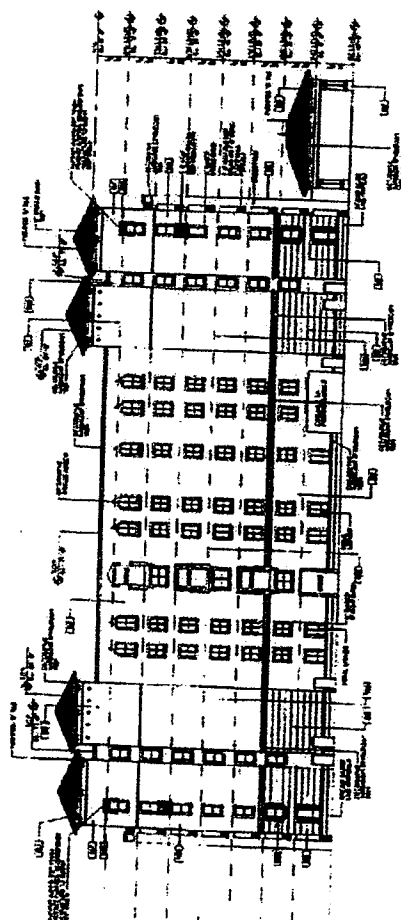
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KEY PLAN

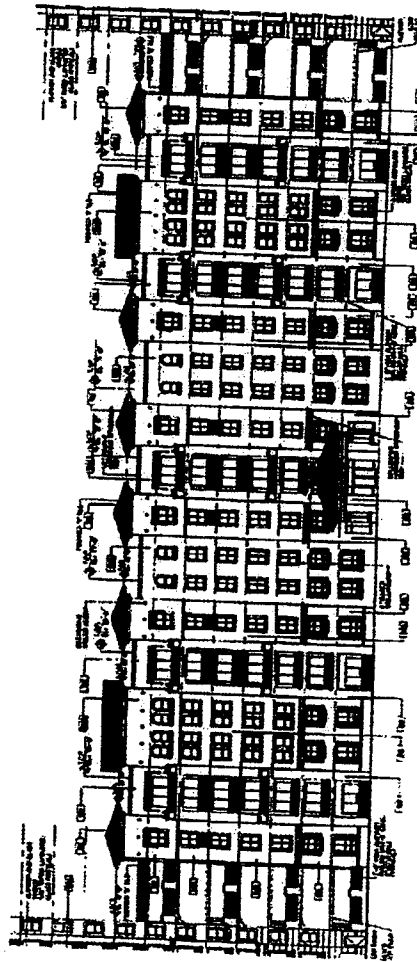
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(1) NORTH ELEVATION



10/10/2011 5:05:21 PM

(C) WEST ELEVATION

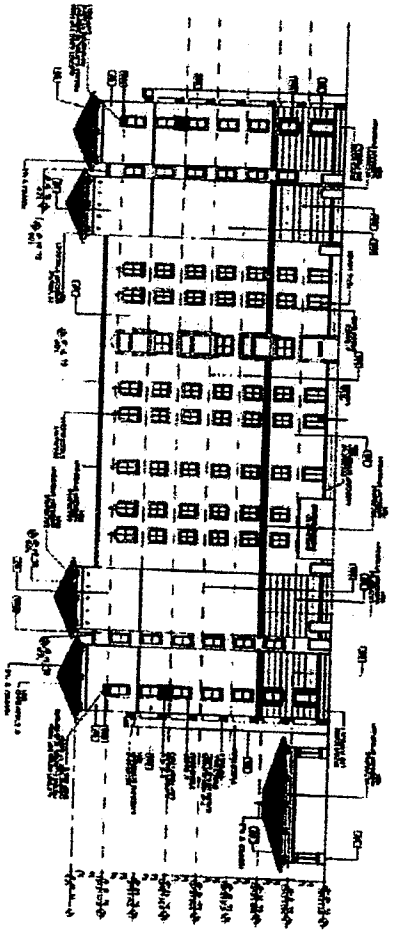


2001/1 STW

COHEN - FREEDMAN - ENCINOSA & ASSOC.
Architects, PA
305 826 3999
3055 N.W. 15th Street Miami Lakes, Florida 33015

Artesia BUILDING

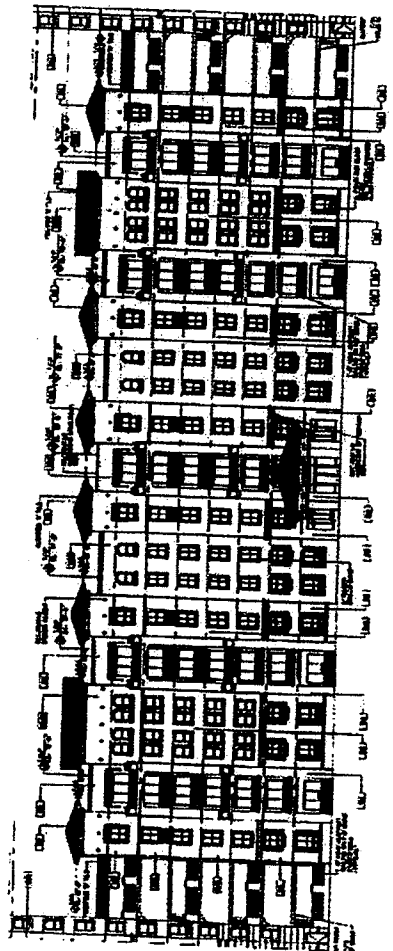
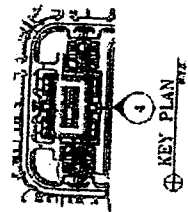
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③ SOUTH ELEVATION

SCALE 1/8"=1'-0"

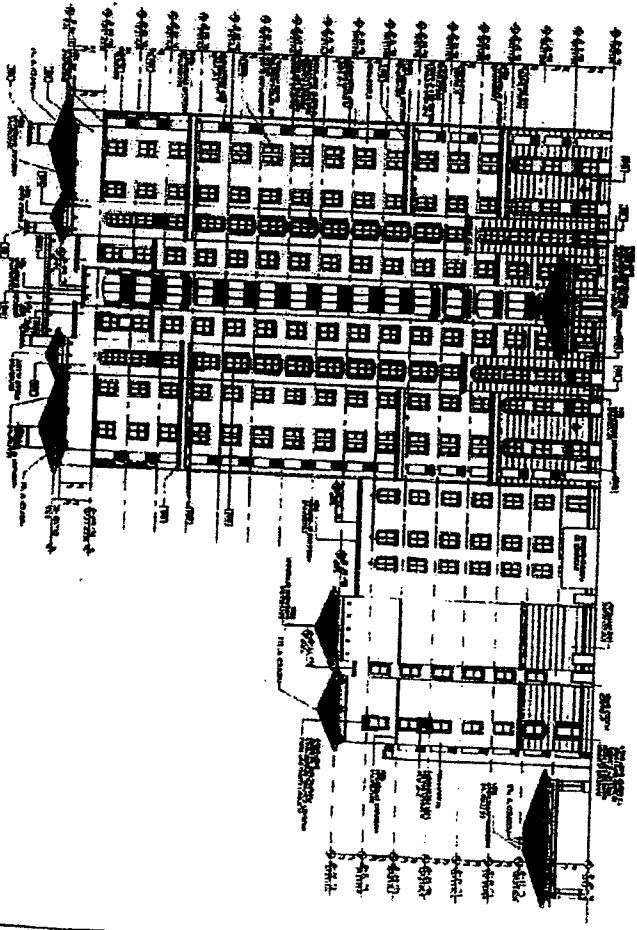
ARTESIA
CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA
BUILDING NUMBER 21
ELEVATIONS



④ EAST ELEVATION

SCALE 1/8"=1'-0"

E1-4



8. 10 ml/l serum

DATE 10/01/1 JTW:js

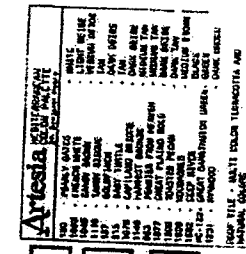
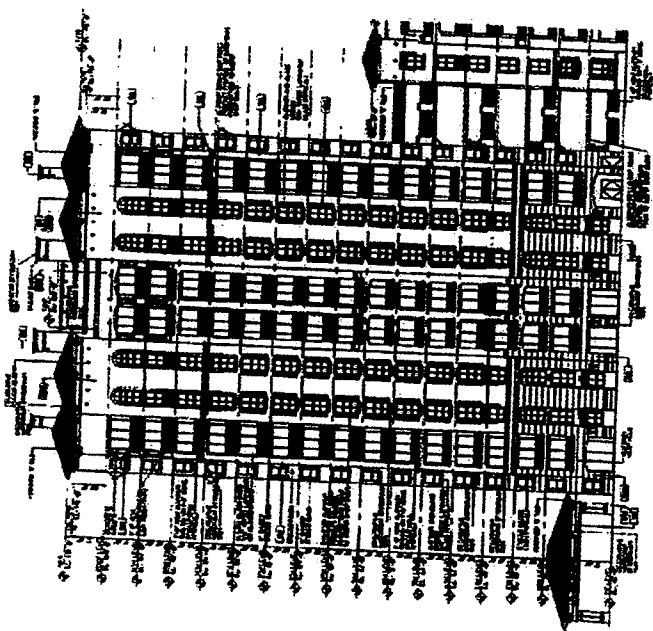
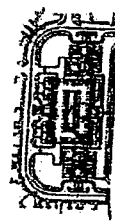
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EXHIBIT 'G-4' (page 20 of 42)



DATE: 1/11/83-A



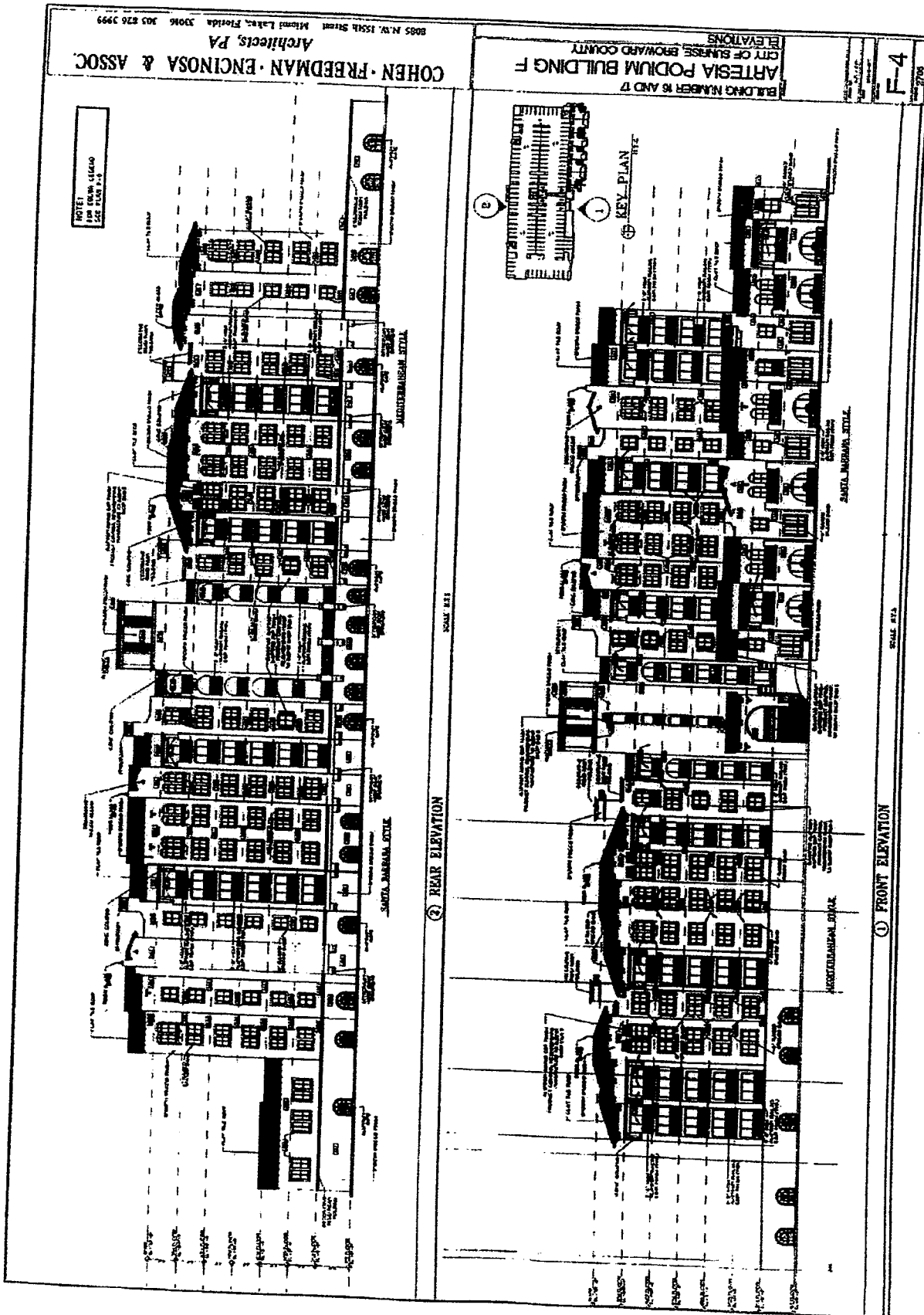
KEY PLAN

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184	PEANUT BUTTER	1114	CHICKEN
185	PEANUT BUTTER	1115	CHICKEN
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187	PEANUT BUTTER	1117	CHICKEN
188	PEANUT BUTTER	1118	CHICKEN
189	PEANUT BUTTER	1119	CHICKEN
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198	PEANUT BUTTER	1128	CHICKEN
199	PEANUT BUTTER	1129	CHICKEN
200	PEANUT BUTTER	1130	CHICKEN

FOR THE
BUREAU
OF THE
NAVY

ANY ITEM NOT SPECIFICALLY
IDENTIFIED WILL BE
HARDCOAT STYROFOAM

SALES



COHEN - FREEDMAN - ENCINOSA & ASSOC.
Architects, P.A.
2005 N.W. 153th Street, Miami Lakes, Florida 33016 305 825 3599

ARTESIA PODIUM BUILDING F
CITY OF BROWARD COUNTY
ELEVATIONS

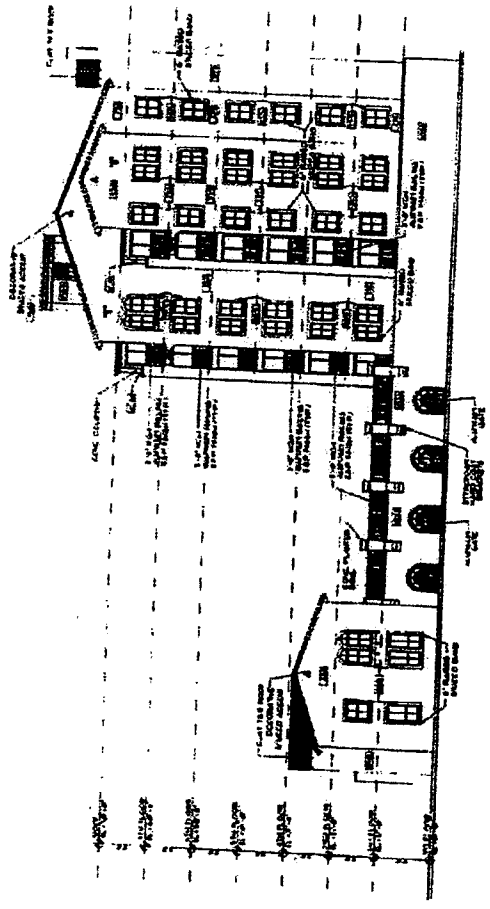
F-5
Sheet 0220

Artesia (Side Elevation)

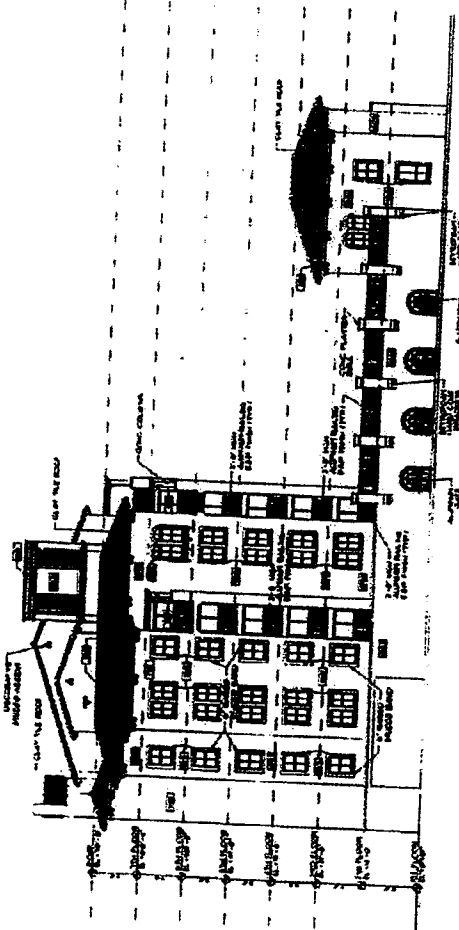
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Artesia (Side Elevation)

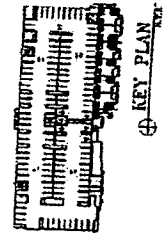
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1194	FRONT DRIVE
1196	FRONT DRIVE
1198	FRONT DRIVE
1200	FRONT DRIVE



④ SIDE ELEVATION



③ SIDE ELEVATION



KEY PLAN

NOTES:
1. SEE SHEET F-5 FOR ELEVATIONS OF BUILDING F.
2. SEE SHEET F-6 FOR ELEVATIONS OF BUILDING G.
3. SEE SHEET F-7 FOR ELEVATIONS OF BUILDING H.
4. SEE SHEET F-8 FOR ELEVATIONS OF BUILDING I.
5. SEE SHEET F-9 FOR ELEVATIONS OF BUILDING J.
6. SEE SHEET F-10 FOR ELEVATIONS OF BUILDING K.
7. SEE SHEET F-11 FOR ELEVATIONS OF BUILDING L.
8. SEE SHEET F-12 FOR ELEVATIONS OF BUILDING M.
9. SEE SHEET F-13 FOR ELEVATIONS OF BUILDING N.
10. SEE SHEET F-14 FOR ELEVATIONS OF BUILDING O.
11. SEE SHEET F-15 FOR ELEVATIONS OF BUILDING P.
12. SEE SHEET F-16 FOR ELEVATIONS OF BUILDING Q.
13. SEE SHEET F-17 FOR ELEVATIONS OF BUILDING R.
14. SEE SHEET F-18 FOR ELEVATIONS OF BUILDING S.
15. SEE SHEET F-19 FOR ELEVATIONS OF BUILDING T.
16. SEE SHEET F-20 FOR ELEVATIONS OF BUILDING U.
17. SEE SHEET F-21 FOR ELEVATIONS OF BUILDING V.
18. SEE SHEET F-22 FOR ELEVATIONS OF BUILDING W.
19. SEE SHEET F-23 FOR ELEVATIONS OF BUILDING X.
20. SEE SHEET F-24 FOR ELEVATIONS OF BUILDING Y.
21. SEE SHEET F-25 FOR ELEVATIONS OF BUILDING Z.

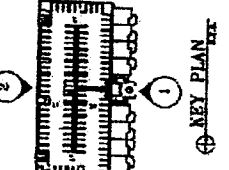


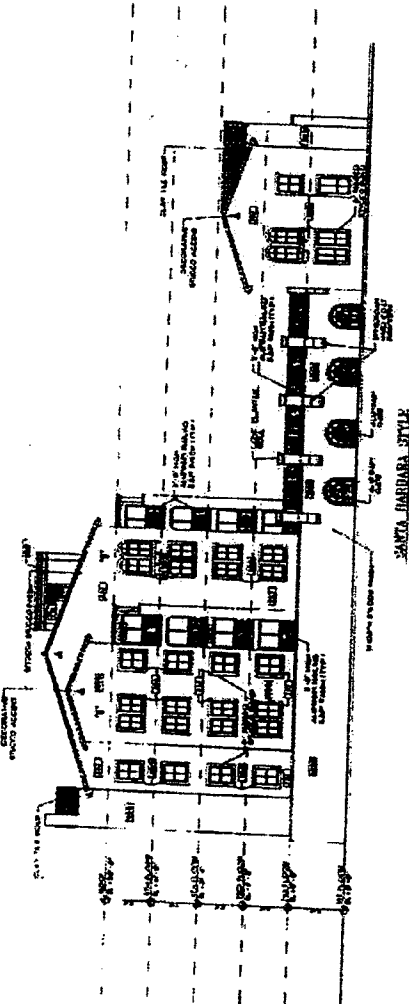
EXHIBIT 'G-4' (Page 24 of 42)

Artesia

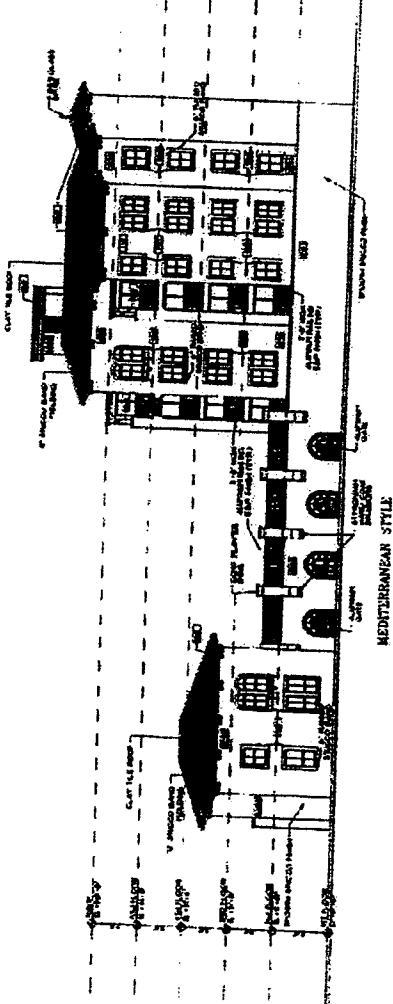
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Artesia

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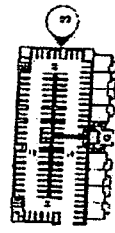


(1) SIDE ELEVATION

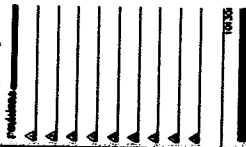


(2) SIDE ELEVATION

ARTESIA PODIUM BUILDING G
CITY OF MIAMI, MIAMI-DADE COUNTY
BUILDING NUMBER 11 AND 14
ELEVATIONS



KEY PLAN



ARTESIA COURTYARD VILLAS
CITY OF SUNRISE, FL
TEND UNITS - MEDITERRANEAN
ELEVATIONS - COLOR SCHEME 1

:

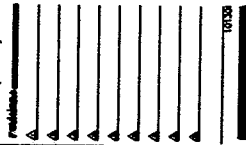
EXHIBIT 'G-4' (Page 26 of 42)



Airtex MORTARFLEX SCHEM ONE FOR CONCRETE ROOF PAVING

APPLICATOR: SOTTIT, TRIM & BRACKETS (WHERE APPLICABLE)
CL# 1003W - MORRISSEY
SOPP #1 - NAEVEN
CL# 7753A - NAEVEN
SOFF #2 (WHERE APPLICABLE) -
CL# 16850 - BASHAWOOD
FRONT DOORS, GARAGE DOORS & SHUTTERS (WHERE APPLICABLE) -
CL# 2124D - BUFFALO
RAMPS & WINDOW TRIMS
CL# 1943W - ULTRA BUZZE
ROOF TILE - CATHIA BLEND



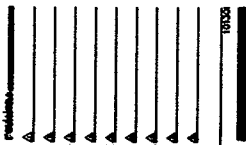


03-03-08
 Decoded by JH
 Trans by JH
 Received by JH

100



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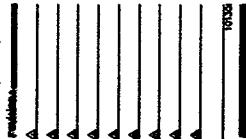


Sheet: **EU-4** of **22**

Article	SCHOLARSHIP NAME	SCHOOL NAME
FASCIA, SUFFIT, TUFFIT TRIM & BRACKETS (WHERE APPLICABLE) *	BOY #1	WILSON
CLE 1008H - BUSHBERRY	CLE 2729M	MANKEN
FASCIA, SUFFIT, TUFFIT TRIM & BRACKETS (WHERE APPLICABLE) *	BOY #2 (WHERE APPLICABLE) *	CLE 1665E - BRADLIWOOD
CLE 1008H - BUSHBERRY	CLE 2729M	MANKEN
FRONT DOORS, GARAGE DOORS & SHUTTERS (WHERE APPLICABLE) *	CLE 2124Q - BUFTIELD	BANDER & WINDOW TRIM
CLE 1008H - BUSHBERRY	CLE 1643N - ULTRA SUDE	ROOF TILE - CANTON BLAND



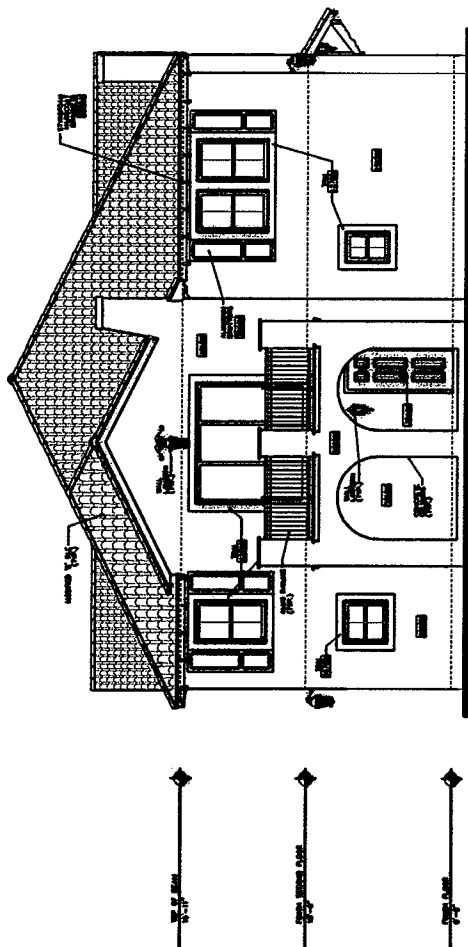
EXHIBIT 'G-4' (Page 28 of 42)



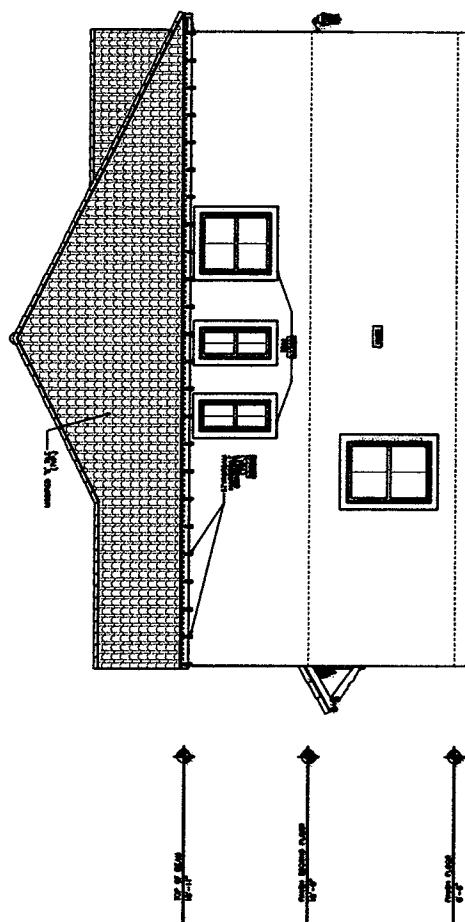
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Approved by: RAS
Reviewed by: TMM
Date: 09/19/08

school
EU-7 of 22



NO. 1475



NOT OVER 308 INCH

EXHIBIT 'G-4' (Page 29 of 42)

SANTA BARBARA

ANY TRIM NOT SPECIFICALLY IDENTIFIED WILL BE HARDCOAT STYROFOAM

Artesia SANTA BARBARA SONGH CME
SANTA BARBARA SONGH CME
CL 2869A • AVANTE GAUDE

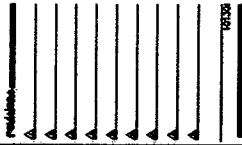
FASCIA, SOFFIT, ROFFT TAIN & BASKETS (WIDE APPLICABLE) CL 2869A • AVANTE GAUDE

BODY #1 -
CL 107ER • CEDAR BOWL

FACIT DORIS & SHITTERS (WIDE APPLICABLE) CL 5044N • SECRET PORCELAIN

BAGGS & WINDROW TRIM
CL 1276D • OTT

ROOF TILE • HICKLE BLADE



dwg. info. —
Section 14.06

Sheet No. 3 of 22

MED TERRANCE AM
 1000 1000
 ANY TRIM NOT
 SPECIFICALLY
 IDENTIFIED WILL BE
 HARDCOAT STYROFOAM

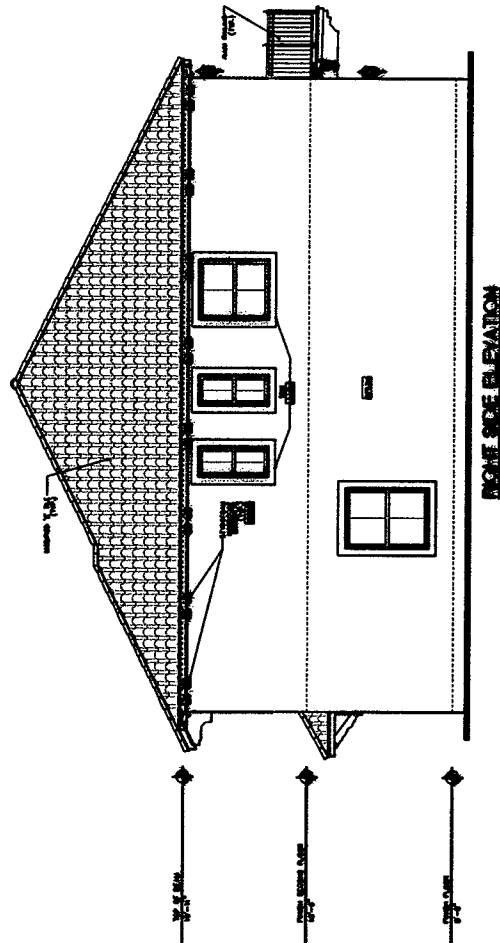
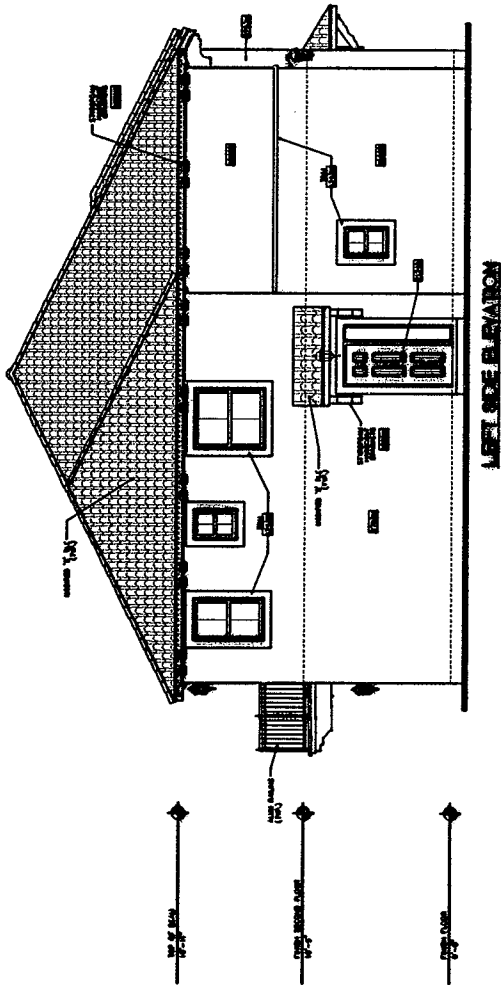
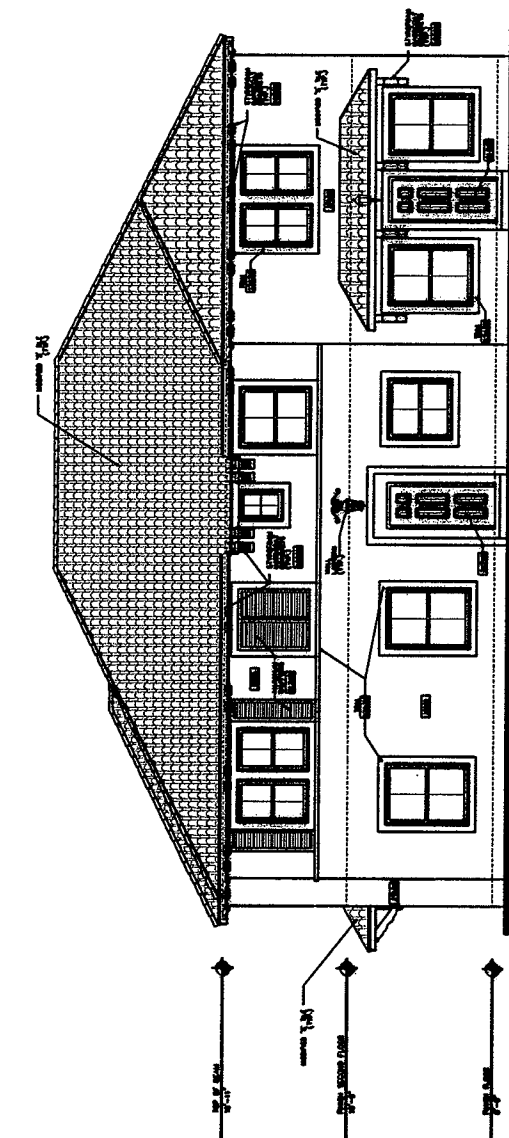
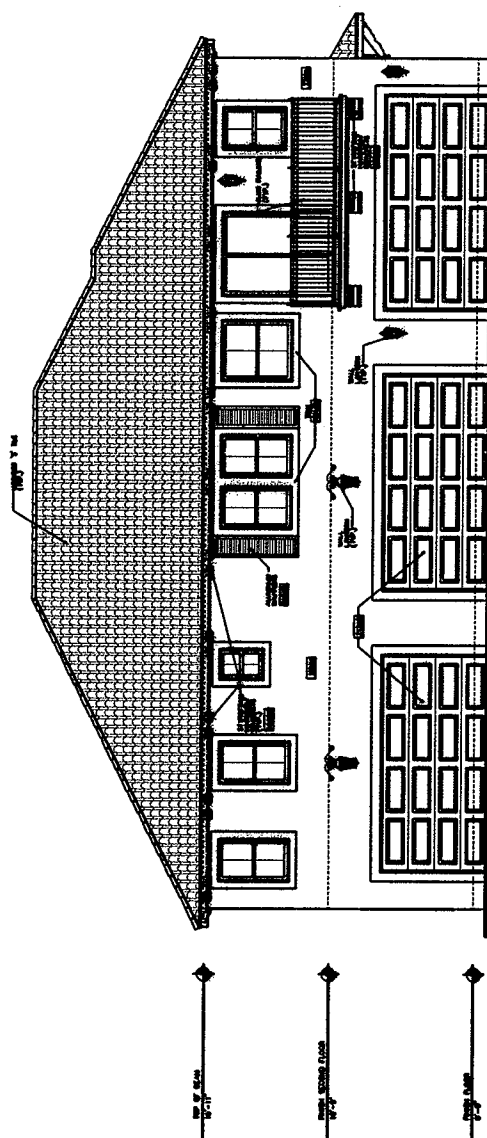


EXHIBIT 'G-4' (Page 31 of 42)



INNOVATIVE PLANT - NEW EDITION

REBUILDING SEPARATION TO BE 10'-2"



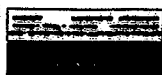
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EXHIBIT 'G-4' (Page 32 of 42)



19135

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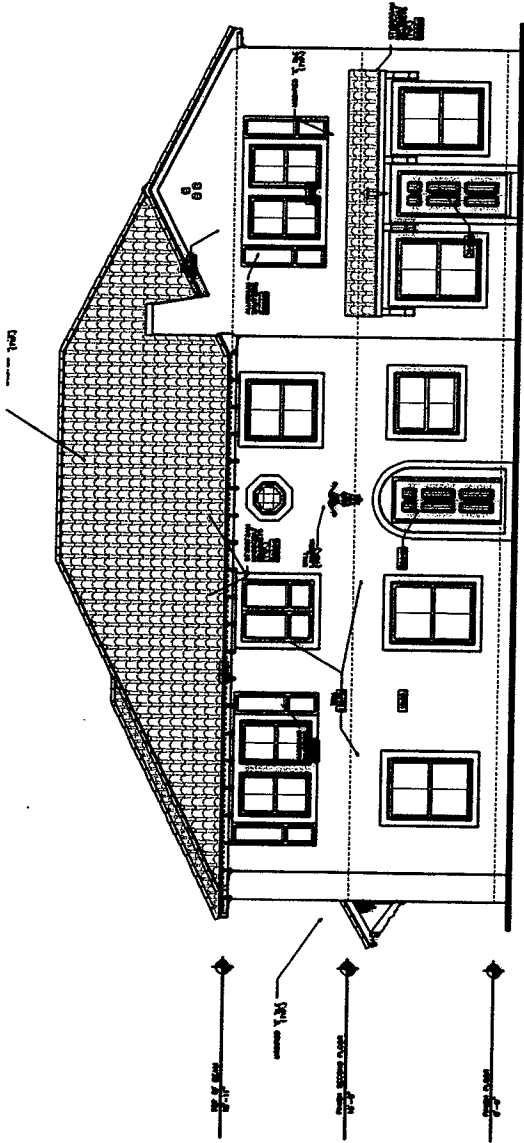
minfo communities, llc
 4000 N. Orange Blossom Trail, Suite 200, Orlando, FL 32837 • (407) 253-0000 • www.minfo.com

ARTESIA COURTYARD VILLAS
 CITY OF SUWANNEE, FL
 INTERIOR UNITS - MEDITERRANEAN
 ELEVATIONS - COLOR SCHEME 1

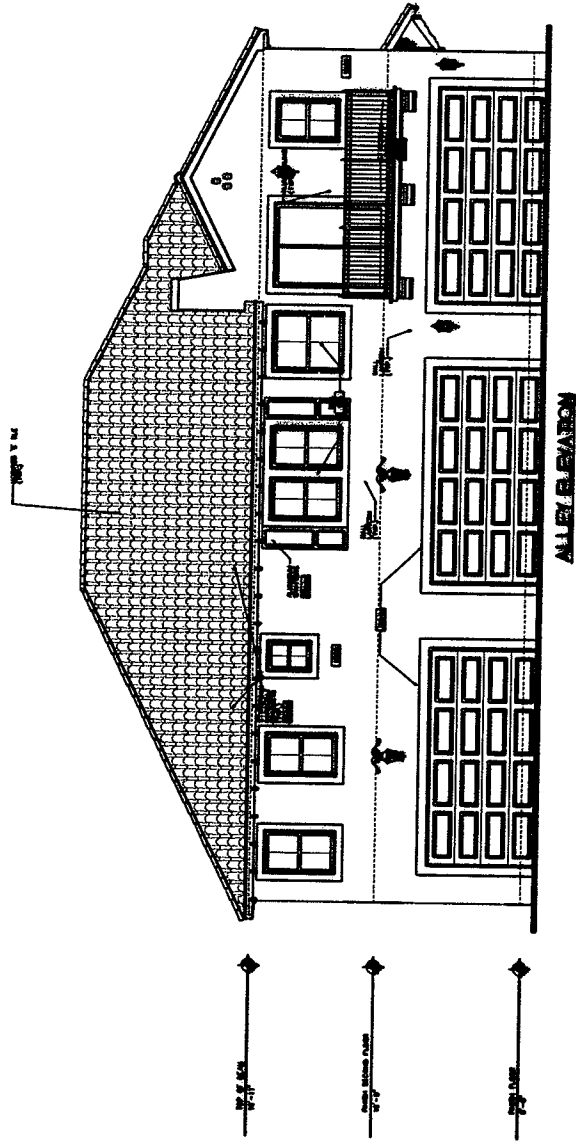
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Indexed by IAK
 Terms by: RAS
 Checked by TAM
 Date: 09/19/08

Sheet 4 of 22



SANTA BARBARA NE UNIT - NEWS ELEVATION
 *BUILDING SEPARATION TO BE 10'-2"



ALLEY ELEVATION

EXHIBIT 'G-4' (Page 34 of 42)

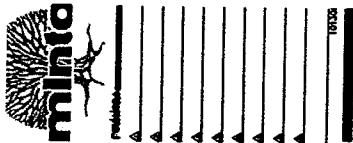
minio communities, llc
 ARTESIA COURTYARD VILLAS
 CITY OF SUNRISE, FL
 INTERIOR UNITS - SANTA BARBARA
 ELEVATIONS - COLOR SCHEME 1

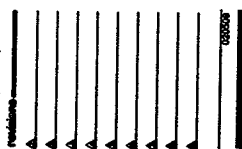
dwg. info.

designed by: RAS
 drawn by: TMA
 date: 09/19/08

sheet **N-8** of **22**

SANTA BARBARA	ANY TRIM NOT SPECIFICALLY IDENTIFIED WILL BE HARDWOOD STYROFOAM
ROOF	ARTESIA SANTA BARBARA SCHEME ONE
WALLS	ARTESIA SANTA BARBARA SCHEME ONE
CEILING	ARTESIA SANTA BARBARA SCHEME ONE
FLOOR	ARTESIA SANTA BARBARA SCHEME ONE
DOORS	ARTESIA SANTA BARBARA SCHEME ONE
WINDOWS	ARTESIA SANTA BARBARA SCHEME ONE
TRIM	ARTESIA SANTA BARBARA SCHEME ONE
PAINT	ARTESIA SANTA BARBARA SCHEME ONE
ROOF TILE	ARTESIA SANTA BARBARA SCHEME ONE
WALL TILE	ARTESIA SANTA BARBARA SCHEME ONE
FLOOR TILE	ARTESIA SANTA BARBARA SCHEME ONE
CEILING TILE	ARTESIA SANTA BARBARA SCHEME ONE
DOOR TILE	ARTESIA SANTA BARBARA SCHEME ONE
WINDOW TILE	ARTESIA SANTA BARBARA SCHEME ONE
TRIM TILE	ARTESIA SANTA BARBARA SCHEME ONE
PAINT TILE	ARTESIA SANTA BARBARA SCHEME ONE





Designed by MK
Screen by RAS
Checked by TMM
Date: 02-05-09

21

NOTES:

- Utility doors and trim are painted and in best order.
- Corbels on South Bursars match building
- Corbels on third and PG match trim color.

PALM BEACH-LINE D

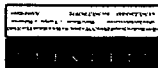
PALM BEACH UNIT 0

EXHIBIT 'G-4' (Page 35 of 42)



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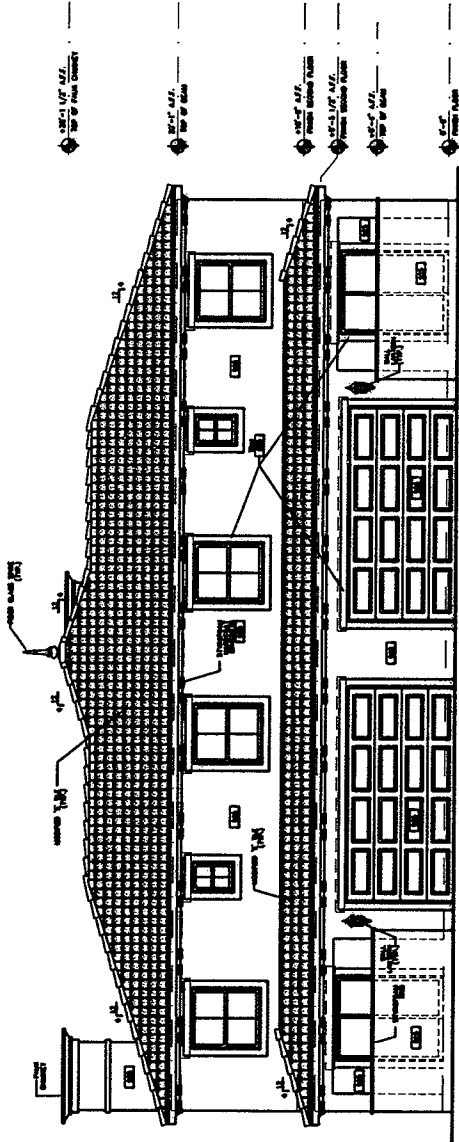


ARTESIA CLUBHOMES
CITY OF SUNRISE, FL
D/D BUILDING - PALM BEACH
ELEVATIONS - COLOR SCHEDULE 1

minto communities, inc

dwg. info.
designed by MK
drawn by RAS
checked by TWH
date: 02-05-09

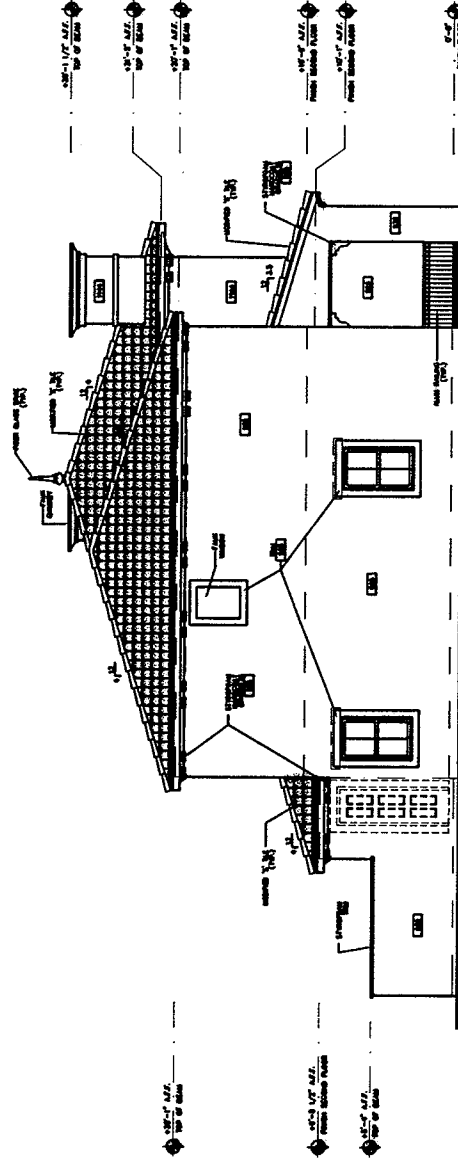
sheet
DD4
21



REAR ELEVATION

PALM BEACH UNIT D

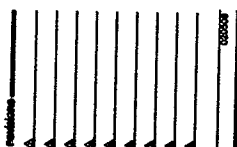
PALM BEACH UNIT D



LEFT ELEVATION

ARTESIA PALM BEACH COLOR PALETTE BY RESIDENT CHOICE	
100	WHITE
101	WHITE
102	WHITE
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NOTE:
Colors may not be available in some areas.
Colors on site may vary slightly due to lighting.
Colors on site may vary slightly due to lighting.



Drug info. —

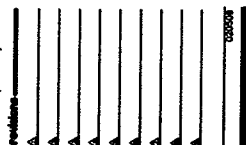
02-05-09

Sheet 1 of 2



Artesia	SANTA BARBARA ARTESIA, CALIF. 91301	
	ST. MICHAEL'S BLDG.	
925	• WHITE	
926	• IVORY WHITE	
927	• IVORY BEIGE	
928	• IVORY BEIGE	
929	• HILLSBOROUGH	
1033	• HILLSBOROUGH BEIGE	
1034	• MEDIUM GREEN	
1035	• MEDIUM GREEN	
1036	• MEDIUM BLUE	
1037	• MEDIUM ALLOY GREEN	
834	• FINESTAL ALLOY GREEN	
835	• FINESTAL ALLOY GREEN	
836	• DEEP RIVER	
837	• DEEP RIVER	
838	• FAIRYZEN TAMPE	
1042	• FAIRYZEN TAMPE	
1043	• HIMALAYAN TREK	
1044	• HIMALAYAN TREK	
1045	• LIONT BROWN	
1046	• LIONT BROWN	
1047	• MULTI COLOR THERMOQUAT AND	
1048	• NATURAL COLOR	
NOTES:		
• <i>Quality shown and this are polished and in stock order.</i>		
• <i>Colors are shown in natural light.</i>		
• <i>Colors on floor and 75' width.</i>		

NOTES:

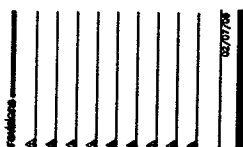


bug info. —
Designed by MK
Drawn by RAS
Checked by TWM
Date 02-05-09

Sheet 1 of 2



SANTA BARBARA
ANY TRIM NOT
IDENTIFIED WILL BE
HARDCOAT STYROFOAM



Drug info. —

Designed by MK
 from by OR
 checked by T44
 Date FEB 15, 2009

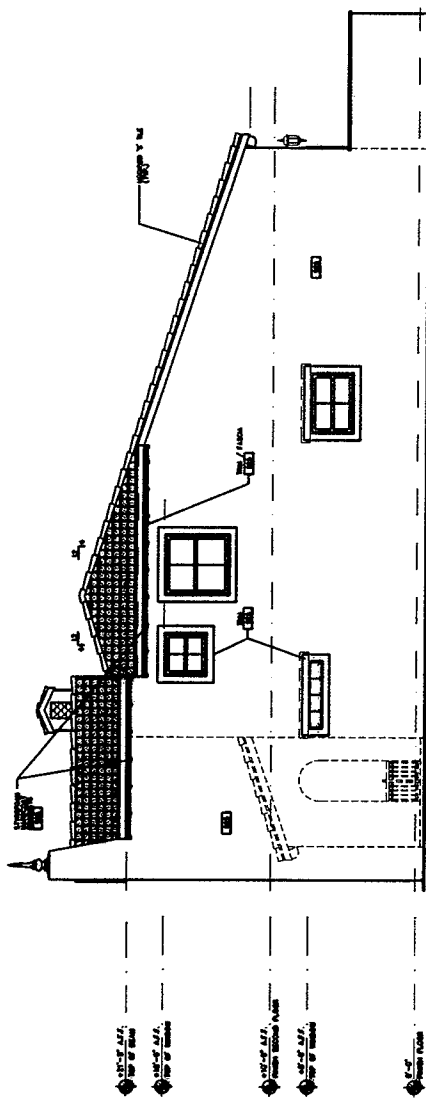
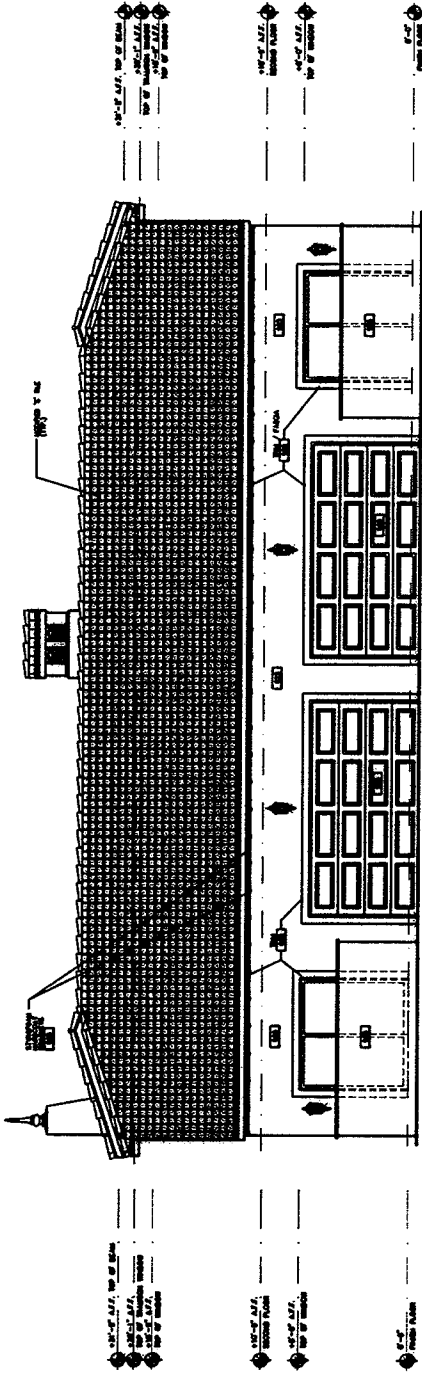
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PEAR ELEVATION - SANTA BARBARA UNIT 'E'



RIGHT ELEVATION

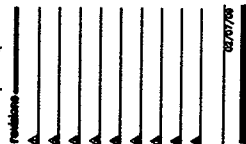
minio communities, inc
CITY OF SUNRISE, FL
ARTESIA CLUBHOMES
ELEVATIONS - COLOR SCHEDULE 1
ELEVATIONS - COLOR SCHEDULE 1

dwg. info.
designed by: JMK
drawn by: OR
checked by: TMM
date: FEB 16, 2009

sheet
EES
of
21

SANTA BARBARA
ANY TRIM NOT
SPECIFICALLY
IDENTIFIED WILL BE
HARDCOAT STYROFOAM

Artesia SANTA BARBARA COLOR PALETTE	
1001	WHITE
1002	WHITE BEIGE
1003	ANTIQUE HATCHMENT
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1125	ANTIQUE HATCHMENT
1126	ANTIQUE HATCHMENT
1127	ANTIQUE HATCHMENT
1128	ANTIQUE HATCHMENT
1129	ANTIQUE HATCHMENT
1130	ANTIQUE HATCHMENT
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1165	ANTIQUE HATCHMENT
1166	ANTIQUE H



ARTESIA CLUBHOMES
CITY OF SUNRISE, FL
E/E BUILDING - - PALM BEACH
ELEVATIONS - COLOR SCHEME !

bug info.
Designed by LMK
Drawn by OR
Recorded by TWH
Date FEB 16, 2009

Sheet 21 of 21



ANY TRIM NOT SPECIFICALLY IDENTIFIED WILL BE HARDCOAT STYROFOAM

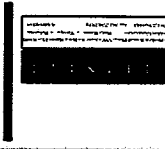
[illegible]

NOTES:

- 100% doors and bins are painted out to base color.
- Carrels in Santa Barbara match building
- Carrels on floor and 1st match bin color.



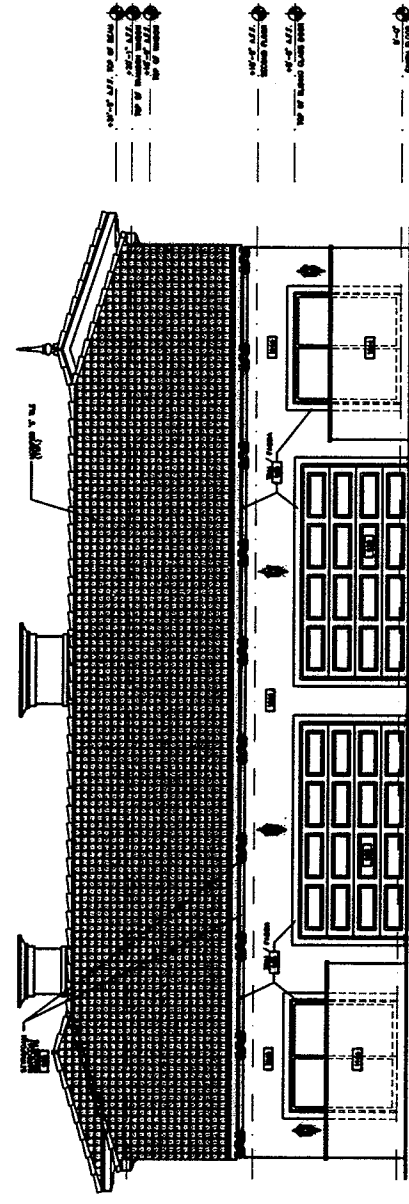
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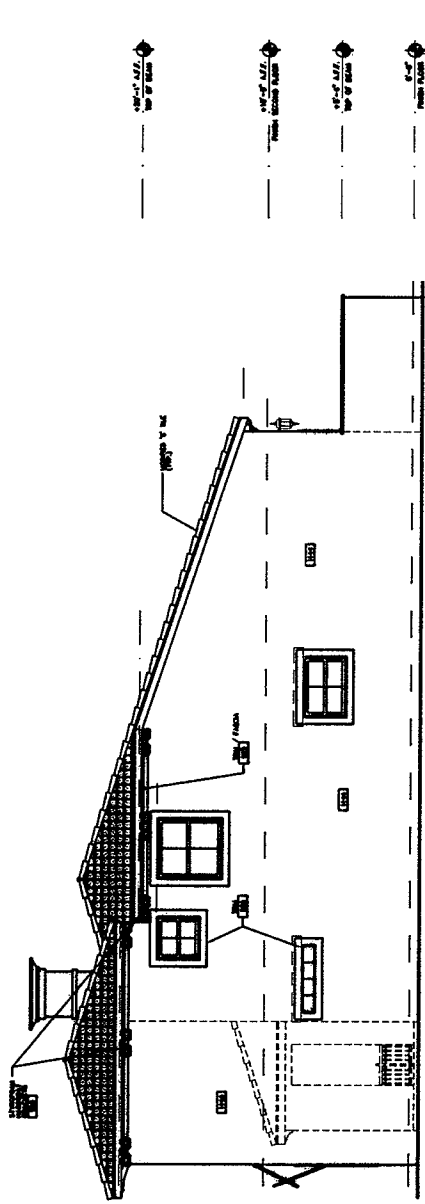
ARTESIA CLUBHOMES
CITY OF SUNRISE, FL
PALM BEACH
ELEVATIONS - COLOR SCHEDULE 1

dwg info.
designed by MK
drawn by CR
checked by TMM
date FEB 16, 2009

sheet
EED of 21



REAR ELEVATION - PALM BEACH UNIT 'E'



RIGHT ELEVATION

ANY TRIM NOT SPECIFICALLY IDENTIFIED WILL BE HARDCOAT STYROFOAM

ARTESIA COLOR PALETTE	
EXTERIOR COLORS	
935	IVORY WHITE
100	HARVEST TIME
109	SWIFT DAPHNE
114	SWIFT DAPHNE
1144	TUCSON TAN
1500	SPANISH OLIVE
1509	SPANISH OLIVE
1510	SPANISH OLIVE
1511	SPANISH OLIVE
1512	SPANISH OLIVE
1513	SPANISH OLIVE
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1695	SPANISH OLIVE
1696	SPANISH OLIVE
1697	SPANISH OLIVE
1698	SPANISH OLIVE
1699	SPANISH OLIVE
1700	SPANISH OLIVE

NOTES:
- Colors are shown as printed and in true color.
- Colors on these drawings are for reference only.
- Colors in this and PG number 1000.

EXHIBIT H-3

(6 pages total)

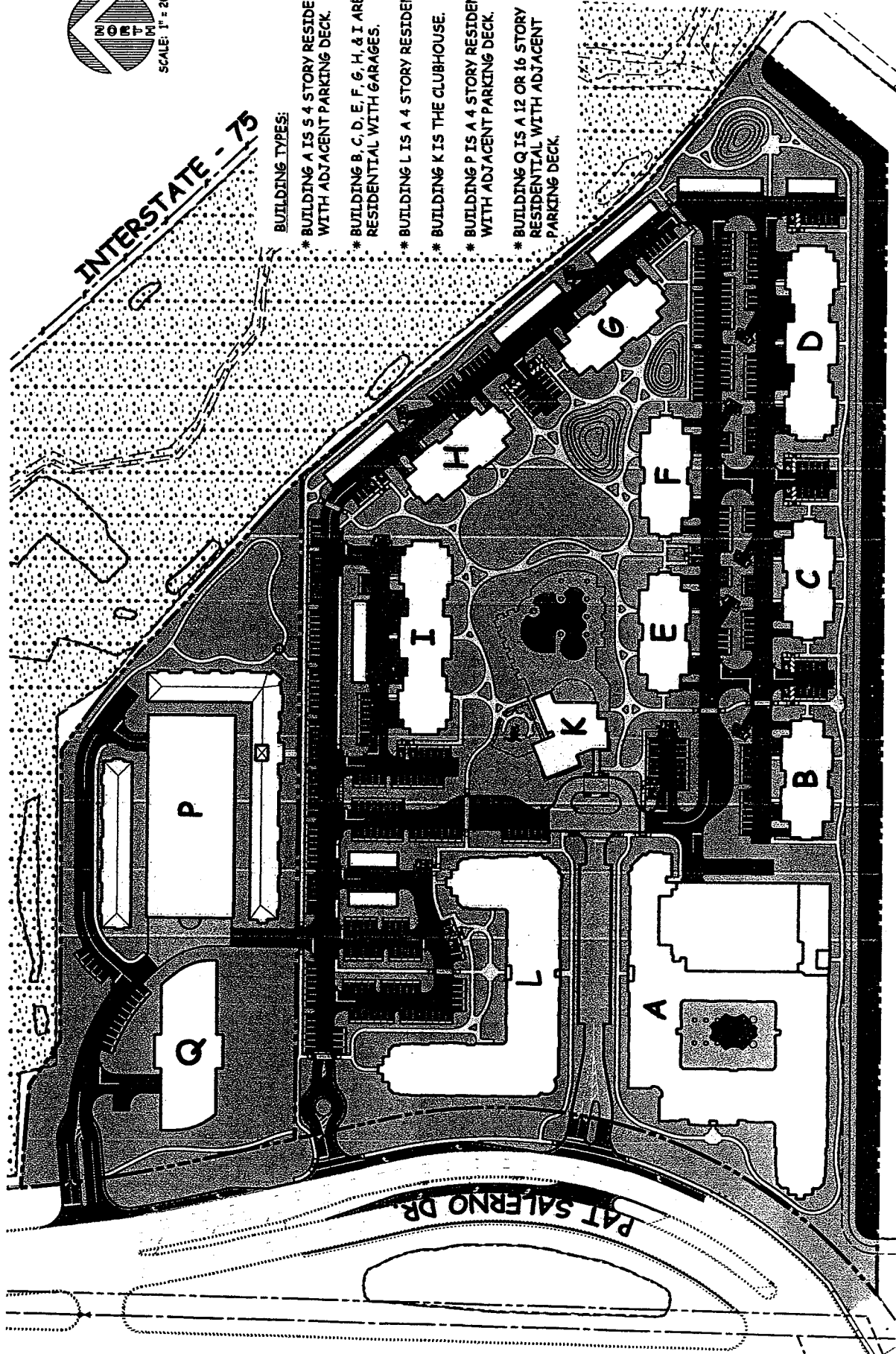


INTERSTATE - 73

PAT SALERNO DR

BUILDING TYPES:

- * BUILDING A IS 4 STORY RESIDENTIAL WITH ADJACENT PARKING DECK.
- * BUILDING B, C, D, E, F, G, H, & I ARE 3 STORY RESIDENTIAL WITH GARAGES.
- * BUILDING L IS A 4 STORY RESIDENTIAL.
- * BUILDING K IS THE CLUBHOUSE.
- * BUILDING P IS A 4 STORY RESIDENTIAL WITH ADJACENT PARKING DECK.
- * BUILDING Q IS A 12 OR 16 STORY RESIDENTIAL WITH ADJACENT PARKING DECK.



MASTER DEVELOPMENT PLAN
EXHIBIT "H-3"

RESORT VILLAGES OF SUNRISE, P.U.D.
SLG B LAND

PROJECT NUMBER	09018
SHEET	H-3

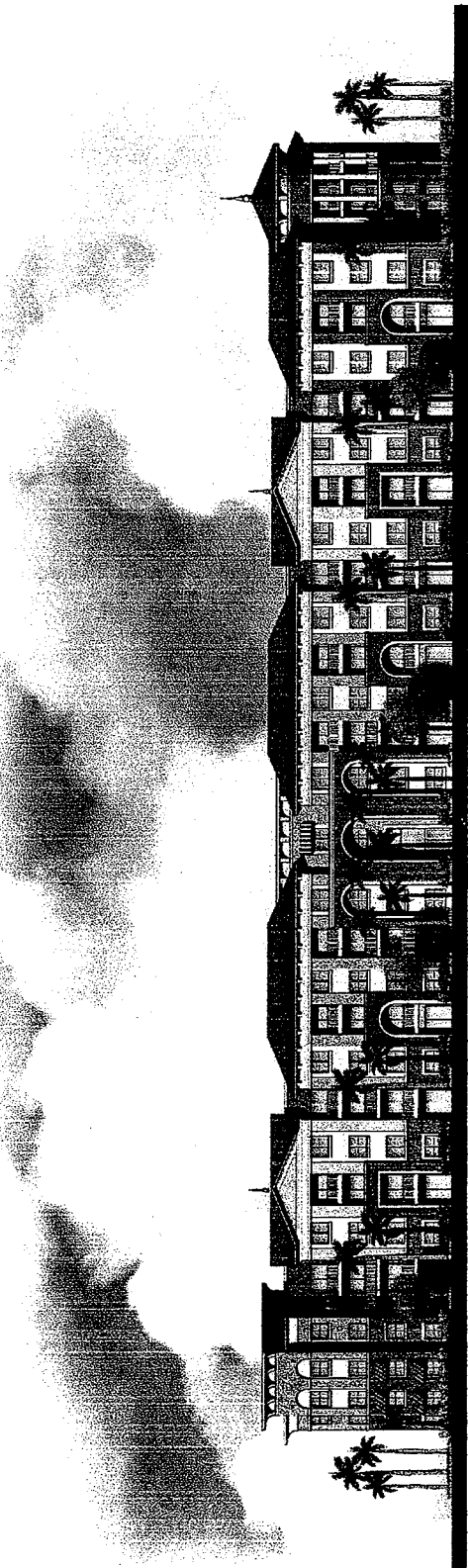
SUNRISE VILLAGE
CITY OF SUNRISE, FLORIDA
BROWARD COUNTY

PROJECT NUMBER: 09073
REVISIONS:

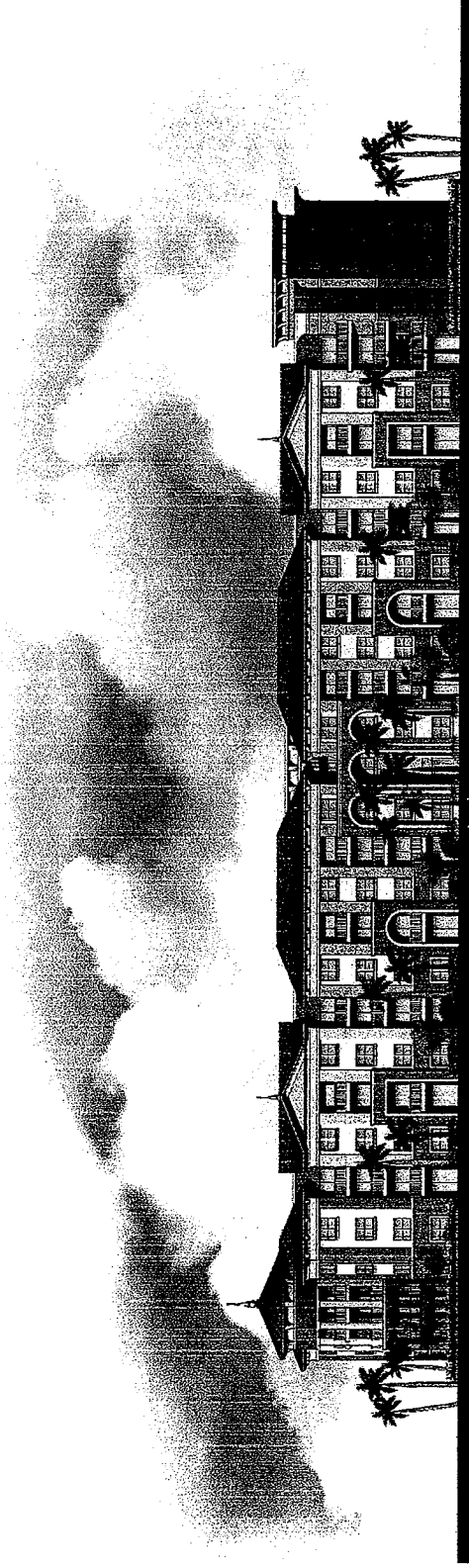
6100 Broken Sound Parkway, Suite 8 - Boca Raton, FL 33487
6100 Broken Sound Parkway, Suite 8 - Boca Raton, FL 33487
6100 Broken Sound Parkway, Suite 8 - Boca Raton, FL 33487
6100 Broken Sound Parkway, Suite 8 - Boca Raton, FL 33487
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6100 Broken Sound Parkway, Suite 8 - Boca Raton, FL 33487
6100 Broken Sound Parkway, Suite 8 - Boca Raton, FL 33487
6100 Broken Sound Parkway, Suite 8 - Boca Raton, FL 33487

Drawing Title:
CONCEPTUAL ELEVATIONS
BUILDING TYPE 'A'
- WEST ELEVATION
BUILDING TYPE 'L'
- EAST ELEVATION
Date: 01/11/11
Drawn by: J. J. J.
Checked by: J. J. J.
Scale: 1/8" = 1'-0"
Notes:
Approval:
Permit:
Construction:

H3-02



BUILDING TYPE 'A' - CONCEPTUAL WEST ELEVATION (MAINSTREET)
SCALE: 1/8" = 1'-0"



BUILDING TYPE 'L' - CONCEPTUAL EAST ELEVATION (MAINSTREET)
SCALE: 1/8" = 1'-0"

SUNRISE VILLAGE
CITY OF SUNRISE, FLORIDA
BROWARD COUNTY

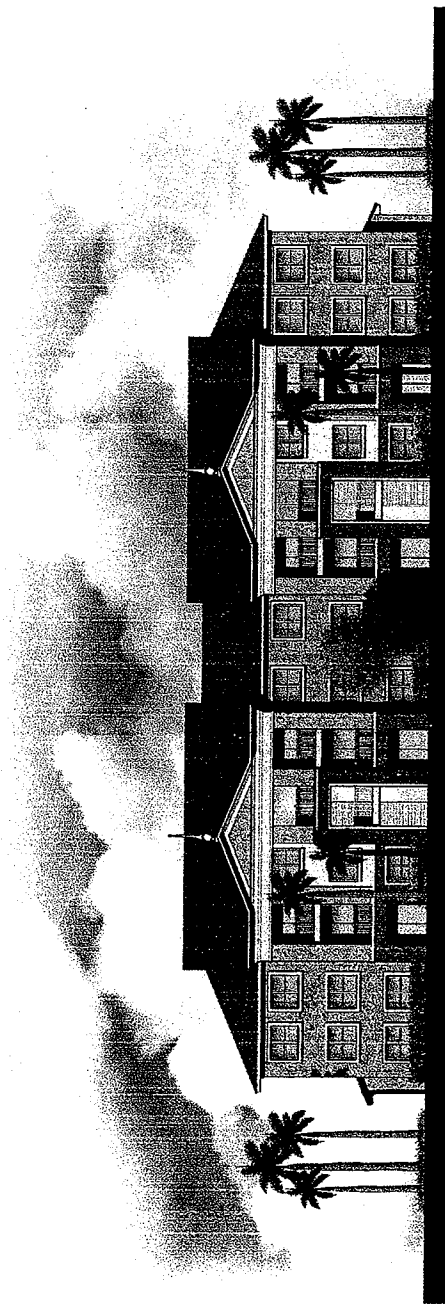
PROJECT NUMBER: 09073
REVISIONS:

6100 Broken Sound Pkwy., NW - Suite 8 - Boca Raton FL - 33487
affinityarchitects.com Boca Raton - Bahamas
tel 561.750.0445 fax 561.750.7872 AA0002340 c 2009

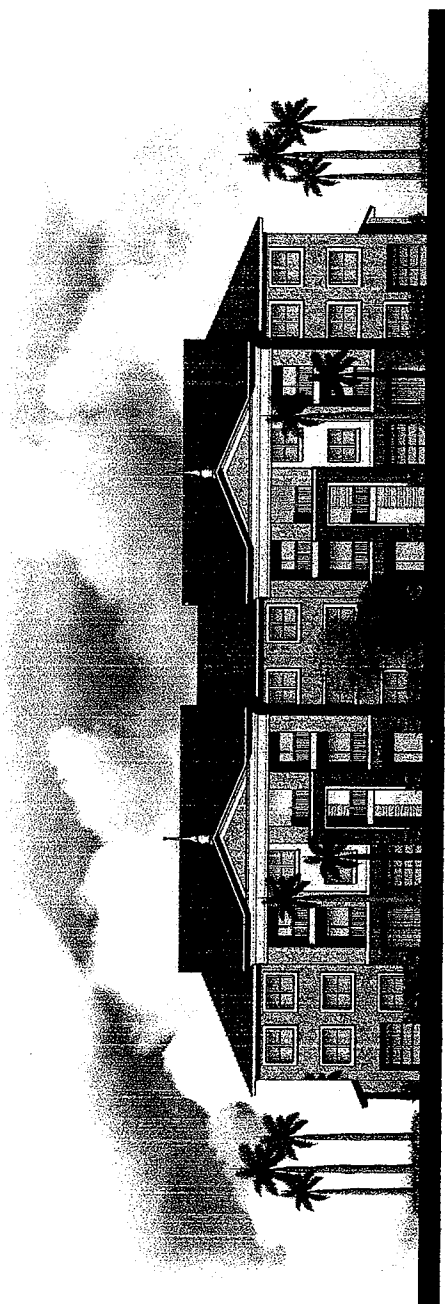
Drawing Title
CONCEPTUAL ELEVATIONS
BUILDING TYPE 'G2'
- FRONT ELEVATION
- REAR ELEVATION

Date _____
 Drawn by _____
 Checked _____
 Red Lines _____
 Scale _____
 Approval _____
 Permit _____
 Construction _____

H3-04



BUILDING TYPE 'G2' - FRONT ELEVATION



BUILDING TYPE 'G2' -CONCEPTUAL ELEVATION (REAR)

SUNRISE VILLAGE
CITY OF SUNRISE, FLORIDA
BROWARD COUNTY

PROJECT NUMBER: 09073
REVISIONS:

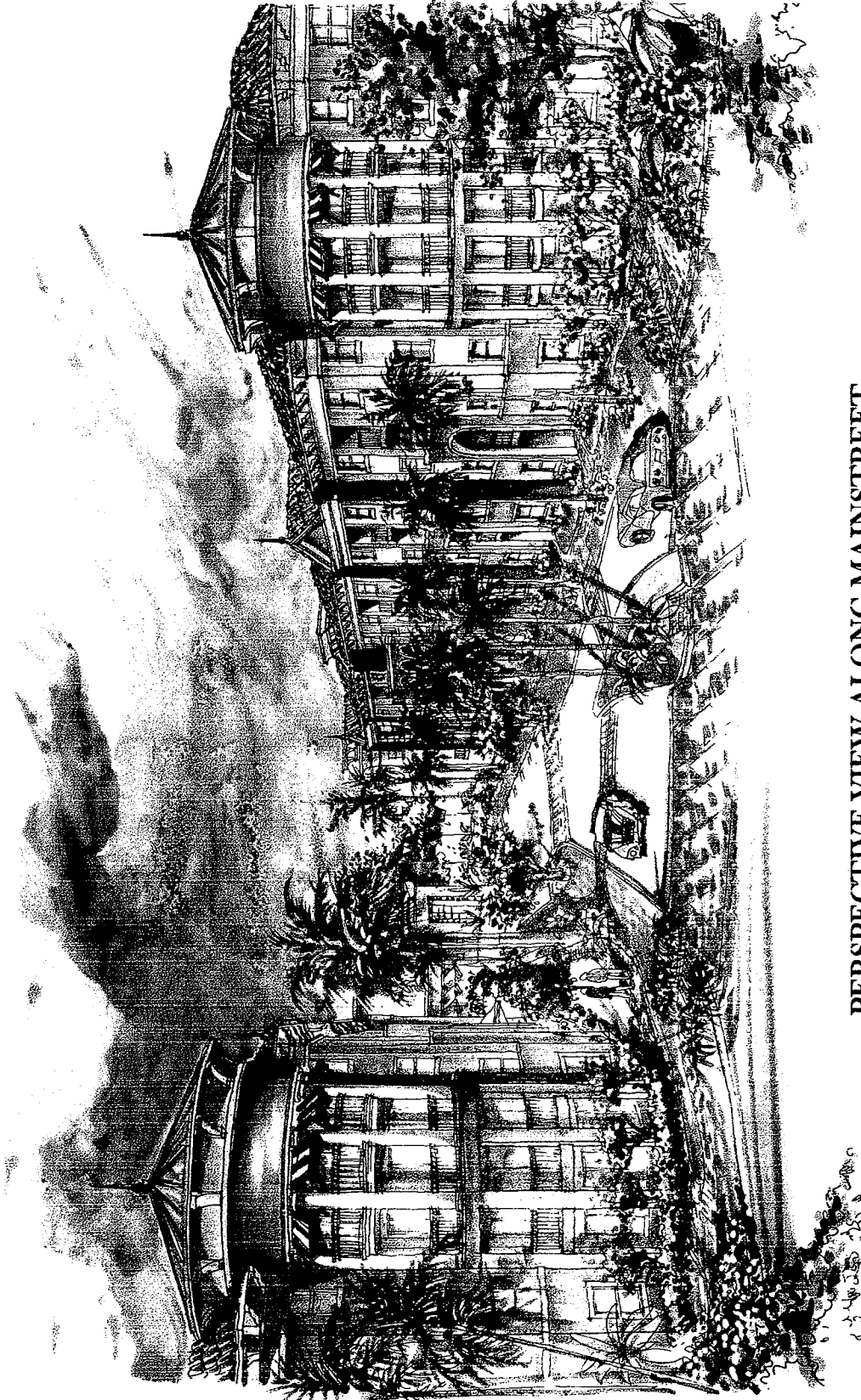
6100 Broken Sound Pkwy, NW - Suite 8 - Boca Raton, FL - 33487
affinityarchitects.com Boca Raton - Bahamas
tel: 561.750.0145 fax: 561.750.7872 AA0002340 c 2009

Affinity

Drawing Title:
SUNRISE VILLAGE
- COLORED RENDERING

Date:
Drawn by:
Checked by:
Held Lines:
Scale:
Approval:
Permit:
Construction:

H3-06



PERSPECTIVE VIEW ALONG MAINSTREET
(TOWARD CLUBHOUSE FROM SALERNO DRIVE)

EXHIBIT J-2

(1 page total)

EXHIBIT J-2

Unit Square Footage		Atgesia Building Number																	Totals	
		1	2	3	4	5	6	7	10	14	15	21A	21B	21C	23	24	25	26	29-80	81-119
825													67	67						134
860												68								68
978													30	30						60
1,100													60	60						120
1,158																			39	39
1,232										16										16
1,254	15	15	15	15	9	9	9	9	9						9	9	9	9		132
1,260	15	15	15	15	9			9												78
1,411	3	3	3	3	3	12	12	12	3		3				12	12	12	12		93
1,420											3									3
1,444																			37	37
1,518																			39	39
1,523	6	6	6	6	3	3	3	3	3						3	3	3	3		48
1,569	3	3	3	3	3	3	3	3	3		6				3	3	3	3		42
1,587										16										16
1,614	3	3	3	3	3	3	3	3	3						3	3	3	3		36
1,636											3									3
1,686										4										4
1,783										8										8
1,837	3	3	3	3	3	3	3	3	3		3				3	3	3	3		39
1,873	8	7	7	8	6	6	6	6	6		4				6	6	6	6		82
1,899										4										4
1,918																3	3	3		24
1,982	8	7	7	8	6	6	6	6	6		8				6	6	6	6		86
2,209	2	2	2	2	2	2	2	2	2		3				2	2	2	2		27
2,251	2	2	2	2	2	2	2	2	2		2				2	2	2	2		26
1,970 ⁽¹⁾																			28	28
2,420 ⁽²⁾																			76	76
	68	66	66	68	52	52	52	52	52	48	35	68	157	157	52	52	52	52	104	115

TOTAL UNITS 1,368

⁽¹⁾ Square footage based on the minimum size Club Villa Units.
⁽²⁾ Square footage based on the standard Club Villa units.

CITY OF SUNRISE NOTICE OF INTENT TO CONSIDER AN AMENDMENT TO DEVELOPMENT AGREEMENT

The City Commission, in its capacity as the Local Planning Agency, will hold a public hearing on amendments to an existing Development Agreement between the City and Sunrise Land Group, Inc. and Minto Artesia LLC on Monday, September 21, 2009, in the Sunrise Commission Chambers, 10770 West Oakland Park Boulevard, Sunrise, Florida 33351, commencing at 5:25 p.m., in order to make recommendations to the local governing body (City Commission) regarding the proposed amendments. Upon the close of the Local Planning Agency hearing, a public hearing will be held by the City Commission at 5:30 p.m., or as soon as the Local Planning Agency hearing adjourns to serve in its capacity as the local governing body.

The land subject to the Development Agreement is legally described as:

Parcels "B" and "C" and a portion of Parcel "A," Sawgrass Lakes, according to the plat thereof, as recorded in Plat Book 154, Page 2, of the Public Records of Broward County, Florida; together with a portion of Parcel "A," Oakland-Sawgrass Expressway Plat, according to the plat thereof, as recorded in Plat Book 144, Page 7, of the Public Records of Broward County, Florida; together with a portion of Parcel "A," Oakland-Sawgrass Expressway Plat No. 2, according to the Plat thereof, as recorded in Plat Book 157, Page 35, of the Public Records of Broward County, Florida; together with a portion of Tract A, Greateon Plat No. 1, according to the plat thereof, as recorded in Plat Book 161, Page 14, of the Public Records of Broward County, Florida; together with a portion of Tract A, Greateon Plat No. 2, according to the plat thereof, as recorded in Plat Book 161, Page 15, of the Public Records of Broward County, Florida.

Less and excepting 10.81 acres of City of Sunrise parkland described as a portion of Parcel "A," Oakland-Sawgrass Expressway Plat, according to the plat thereof, as recorded in Plat Book 144, Page 7, of the Public Records of Broward County, Florida, together with portions of Parcel "A," Sawgrass Lakes, according to the plat thereof, as recorded in Plat Book 154, Page 2, of the Public Records of Broward County, Florida, together with a portion of Tract A, Greateon Plat No. 1, according to the plat thereof as recorded in Plat Book 161, Page 14, of the Public Records of Broward County, Florida.

The land subject to the Development Agreement is more generally described as approximately 141.47 acres located at the southwest corner of West Oakland Park Boulevard and Flamingo Road within the City of Sunrise, Broward County, Florida. The property is currently owned by two separate owners: Sunrise Land Group, Inc. and Minto Artesia, LLC.

The amendment provides for revisions to the requirements for minimum floor area, covered parking, and number of units for the combined Artesia and Sunrise Village projects. The revision includes amendments to the master development plan, associated elevations and exhibits.

A copy of the amendment to the Development Agreement is available in the Sunrise City Clerk's Office, at 10770 West Oakland Park Boulevard. Persons with disabilities requiring accommodations in order to participate should contact the City Commission Office at (954) 746-3250 at least 24 hours in advance to request such accommodations.

If a person decides to appeal any decision made by the City Commission with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S.S. 286.0105